



THE MUNICIPALITY OF THE COUNTY OF
LA MUNICIPALITÉ DU COMTÉ DE
RICHMOND

Planning Advisory/Heritage Committee Meeting

Tuesday, November 4, 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) October 7, 2025
4. Staff Reports
 - a) Accessory Buildings in Front
 - b) Amending pages for the Evanston, Isle Madame, and St. Peter's zoning areas to allow a minimum of 4 units as of right.
5. Discussion, Re:
 - a) Conservation Zone - Verbal
6. Review of Action Items
7. Next Meeting Date
8. Adjournment



Planning Advisory/Heritage Committee Meeting

October 7, 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: Troy MacCulloch, CAO, 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 6:01 p.m.

2. **Items Added/Approval of the Agenda**

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

Motion carried.

3. **Review of Minutes**

a) September 2, 2025

Moved by Councillor Shawn Samson, seconded by appointed member Robbin Cotton, that the minutes of the September 2, 2025, Planning Advisory/Heritage Committee meeting be approved.

Motion carried.

4. **Staff Reports**

a) Review of Permitting practices for standalone buildings

Moved by Warden Lois Landry, seconded by appointed member Robert Wambolt, that the Planning Advisory/Heritage Committee recommend to

Council to direct staff to prepare a report on how to provide more consistency

and less ambiguity for accessory buildings across the County.

Motion carried.

b) Review of the CMHC Housing Catalogue

Moved by Warden Lois Landry, seconded by Councillor Brian Marchand, that the Planning Advisory/Heritage Committee recommend to Council to direct staff to prepare a report outlining the process, scope, timeline, and resources required to overhaul and consolidate Richmond County's Land Use By-laws, with the goal of improving consistency, reducing ambiguity, and removing barriers to diverse and affordable housing development.

Motion carried.

Moved by Councillor Amanda Mombourquette, seconded by appointed member Robert Wambolt, that the Planning Advisory/Heritage Committee recommend to Council to direct staff to update the zoning areas for Evanston, Isle Madame, and St. Peter's to allow a minimum of 4 units as of right.

Motion carried.

5. Discussion

a) Development permit requirements in Plan Richmond

A discussion ensued.

6. Review of Action Items

For information only.

7. Next meeting date:

November 4, 2025, at 6:00 p.m.

8. Adjournment

There being no further business, the chair adjourned the meeting at 7:13 p.m.

Chairperson

Municipal Clerk

To: **Richmond County PAC**
From: **Planning Staff (EDPC)**
Date: **November 4, 2025**
Reference: **Accessory Buildings**

Summary: Back in September on two occasions District Planning Staff misinterpreted the new Richmond County Land Use By-law such that a new accessory building (in both cases a garage) could not be placed between the road and the main building (in both cases a house). In both cases the error was raised as a concern by the homeowners and the correct interpretation was applied. The Central Richmond Municipal Planning Strategy and Land Use Bylaw is the only bylaw that specifically prohibits the accessory building to be placed between a main building and the front lot line. For all land use bylaws, the Director has clarified for staff the correct interpretation of the Richmond County land use bylaws as follows:

In the **Plan Richmond** Land Use Bylaw, the following applies:

Front Yard means a yard extending across the full width of a lot between the front lot line and the nearest wall of any building or structure on the lot.

6.2 Accessory Buildings and Structures

6.2.2 Accessory buildings and structures shall not be located in the front or flanking yard.

The important wording here in the Front Yard definition is “any building” which allows for an accessory building to be located between the front lot line (the street line) and a main building located further back on the lot.

In the **Isle Madame** Land Use Bylaw, the following applies:

49 Front Yard means a yard extending across the full width of a lot between the front lot line and the nearest wall of any building or structure on the lot; a "minimum" front yard means the minimum depth allowed by this By-law of a front yard on a lot between the front lot line and the nearest main wall of any main building or structure on the lot.

6.2 Accessory Buildings and Structures

An accessory building or structure shall be permitted in any zone, but it shall not;

...

b) be built closer than the minimum set-back requirements of the zone within which the structure is to be constructed...

The important wording here in the Front Yard definition is “any building” which allows for an accessory building to be located between the front lot line (the street line) and a main building located further back on the lot.

In the **St. Peters** Land Use Bylaw, the following applies:

37. Front yard means a yard extending across the full width of a lot between the front lot line and the nearest wall of any building or structure on the lot; a “minimum” front yard means the minimum depth allowed by this By-law of a front yard on a lot between the front lot line and the nearest main wall of any main building or structure on the lot.

22.1 Accessory Buildings

22. (1) Accessory uses, buildings and structures shall be permitted in any zone within the St. Peter’s Plan Area but shall not:

...

(b) be located within the required front or side yard of a lot;

(c) be built closer to the front lot line than the minimum distance required by this Bylaw for the main building on the lot. Where an accessory building is built on a corner lot, it shall be located in the rear yard or in the side yard which is not adjacent to the flanking street;

The important wording here in the Front Yard definition is “any building” which allows for an accessory building to be located between the front lot line (the street line) and a main building located further back on the lot. Subclause (c) adds special requirements for a corner lot.

In the **West Richmond (Point Tupper)** Land Use Bylaw, the following applies:

25. Front yard means a yard extending across the full width of a lot between the front lot line and the nearest wall of any building or structure on the lot; a “minimum” front yard means the minimum depth allowed by this By-law of a front yard on a lot between the front lot line and the nearest main wall of any main building or structure on the lot.

5.1 Accessory Buildings

(1) Accessory uses, buildings and structures shall be permitted in any zone within the West Richmond Plan Area but shall not:

...

(b) be located within the required front yard of a lot;

(c) be built closer to the front lot line than the minimum distance required by this By-law

for the main building on the lot. Where an accessory building is built on a corner lot, it shall be located in the rear yard or in the side yard which is not adjacent to the flanking street;

The important wording here in the Front Yard definition is “any building” which allows for an accessory building to be located between the front lot line (the street line) and a main building located further back on the lot. Subclause (c) adds special requirements for a corner lot.

In the **Central Richmond** Land Use Bylaw, the following applied:

28. Front yard means a yard extending across the full width of a lot between the front lot line and the nearest wall of any building or structure on the lot; a “minimum” front yard means the minimum depth allowed by this By-law of a front yard on a lot between the front lot line and the nearest main wall of any main building or structure on the lot.

6.3 Accessory Buildings

3. Accessory uses, buildings and structures shall be permitted in any zone within the Central Richmond Plan Area. Such uses, buildings or structures shall:

...

(b) not be located within the required front yard setback of a lot;

(c) not be built closer to a street on which the main building fronts than the main building is to that street;

The Central Richmond Land Use bylaw also uses the “any building” wording in the Front Yard definition however subclause (c) specifically prohibits accessory buildings from being located between the main building and the street (front property line). The Central Richmond Land Use Bylaw 6.3(c) is the only Richmond County land use bylaw which has this restriction.



THE MUNICIPALITY
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DU COMTÉ DE
RICHMOND

The Municipality of the County of Richmond
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Arichat, Nova Scotia
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MUNICIPAL PLANNING STRATEGY AND LAND USE BY-LAW

AMENDMENTS FOR THE MUNICIPALITY OF THE COUNTY OF RICHMOND

APPLICABLE TO THE CENTRAL RICHMOND, ISLE MADAME, ST. PETERS PLAN

AREAS

These amendments to the Municipal Planning Strategies and Land Use By-laws for the Central Richmond, Isle Madame, and St. Peters Plan Areas align Richmond County's planning framework with contemporary housing needs identified through the Canada Mortgage and Housing Corporation Housing Design Catalogue review. The amendments address existing definitions and increase the threshold for multiple-unit dwellings permitted as-of right, facilitating the development of fourplexes and other modest multi-unit housing forms.

Appendix A: Amending Pages

BYLAW TO AMEND THE CENTRAL RICHMOND PLAN AREA LAND-USE BY-LAW

The Land-Use By-Law for the Central Richmond Plan Area is hereby amended by:

1. Part 7, Section 2, Bullet Point 2 of the Land-Use By-Law is hereby amended by removing the following text shown in strikethrough and adding the following text in bold to Part 7, Section 2, Bullet Point 2:
 - a. “The following uses shall not be permitted uses except by Development Agreement in accordance with Policy A-5 of the Municipal Planning Strategy:
 - Tourist Cabins
 - Multiple Dwellings with ~~four~~ **five** or more units.”
2. The header in Part 7, Section 3 of the Land-Use By-Law is hereby amended by removing the following text shown in strikethrough and adding the following text in bold:
 - a. “Multiple Unit Dwellings (~~Three~~ **Four** or more Dwelling Units)”
3. Part 8, Section 2 of the Land-Use By-Law is hereby amended by removing the following text shown in strikethrough and adding the following text in bold to Part 8, Section 2:
 - a. “The following uses shall not be permitted uses except by development agreement in accordance with Policy A-5 of the Municipal Planning Strategy:
 - Tourist Cabins
 - Multiple Dwellings with ~~four~~ **five** or more units
 - Campgrounds and Mobile Home Parks
 - Medium-intensity industrial uses as listed on Appendix “D”.
4. The header in Part 8, Section 4 of the Land-Use By-Law is hereby amended by removing the following text shown in strikethrough and adding the following text in bold:
 - a. “Multiple Unit Dwellings (~~Three~~ **Four** or more Dwelling Units)”
5. Part 11 bullet point 22 of the Land-Use By-Law is hereby amended by removing the following text shown in strikethrough and adding the following text in bold to Part 11 bullet point 22:
 - a. “DWELLING, MULTIPLE UNIT means a dwelling which contains ~~3~~ **4** or more dwelling units.”

This is to certify that the by-law of which this is a true copy, was passed at a duly called meeting of the Council of the Municipality of the County of Richmond held on the _____ day of _____ 2025.

Given under the hand of the Municipal Clerk and under the corporate seal of the Municipality this _____ day of _____ 2025.

Troy MacCulloch,
Chief Administrative Officer

BYLAW TO AMEND THE CENTRAL RICHMOND PLAN AREA MUNICIPAL PLANNING STRATEGY

The Municipal Planning Strategy for the Central Richmond Plan Area is hereby amended by:

1. Chapter 2 of the Municipal Planning Strategy is hereby amended by removing the following text shown in strikethrough and adding the following text in bold to Chapter 2:
 - a. “Any form of Residential use is permitted in the Village Residential (VR-1) zone, however, certain restrictions apply: Multiple Dwellings in excess of ~~three~~ **five** dwelling units and Tourist Cabin developments may also be approved but must enter into a Development Agreement with the Municipality.”

2. Chapter 2 Subsection A Policy 1.3 of the Municipal Planning Strategy is hereby amended by removing the following text shown in strikethrough and adding the following text in bold to Chapter 2 subsection A, Policy 1.3:
 - a. “[...] subject to the following additional provisions: Multiple Dwellings in excess of ~~three~~ **five** dwelling units and Tourist Cabin developments shall be permitted by way of Development Agreement in accordance with the Land Use By-law and Policy A-5 of this Municipal Planning Strategy.”

3. Chapter 2 Subsection A Policy 1.5 of the Municipal Planning Strategy is hereby amended by removing the following text shown in strikethrough and adding the following text in bold to Chapter 2 subsection A, Policy 1.5:
 - a. “[...] subject to the following additional provisions: Multiple Dwellings in excess of ~~three~~ **five** dwelling units, Tourist Cabins, Campgrounds, Mobile Home Parks and all Medium-intensity Industrial uses shall be permitted by way of Development Agreement only, in accordance with the Land Use By-law and Policy A-5 of this Municipal Planning Strategy.”

4. Chapter 2, Subsection A Policy 1.7 of the Municipal Planning Strategy is hereby amended by removing the following text shown in strikethrough and adding the following text in bold to Chapter 2 subsection A, Policy 1.7:
 - a. “It shall be the policy of Council to establish within the Village General designation, parking standards for multiple unit dwellings of ~~four~~ **five** or more dwelling units that are higher than the standard for dwellings with ~~three~~ **four** or fewer dwelling units. This will permit additional parking spaces for visitor parking or in the event that a tenant has more than one automobile.”

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Given under the hand of the Municipal Clerk and under the corporate seal of the Municipality this _____ day of _____ 2025.

Troy MacCulloch,
Chief Administrative Officer

BYLAW TO AMEND THE ISLE MADAME PLAN AREA LAND-USE BY-LAW

The Land-Use By-Law for the Isle Madame Plan Area is hereby amended by:

1. Part 7, Section 1, Bullet Point 10 of the Land-Use By-Law is hereby amended by removing the following text shown in strikethrough and adding the following text in bold to Part 7, Section 1, Bullet Point 10:
 - a. “[..] ~~Dwellings, townhouse or rowhouse~~ **Dwellings, multiple unit (both new and conversion) to a maximum of four (4) dwelling units**”
2. Part 7, Section 2 of the Land-Use By-Law is hereby amended by removing the following text shown in strikethrough and adding the following text in bold to Part 7, Section 2:
 - a. “The requirements in the following table shall apply to semi-detached dwellings, ~~townhouses and rowhouses~~ **and multiple unit dwellings.**”
3. Part 21, Bullet Point 36 of the Land-Use By-Law is hereby amended by removing the following text shown in strikethrough and adding the following text in bold to Part 21 Bullet Point 36:
 - a. “DWELLING, MULTIPLE UNIT means a dwelling which contains ~~3~~ **4** or more dwelling units.”
4. Part 21, Bullet Point 39 of the Land-Use By-Law is hereby amended by removing the following text shown in strikethrough:
 - a. ~~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.~~

This is to certify that the by-law of which this is a true copy, was passed at a duly called meeting of the Council of the Municipality of the County of Richmond held on the _____ day of _____ 2025.

Given under the hand of the Municipal Clerk and under the corporate seal of the Municipality this _____ day of _____ 2025.

Troy MacCulloch,
Chief Administrative Officer

BYLAW TO AMEND THE ISLE MADAME PLAN AREA MUNICIPAL PLANNING STRATEGY

The Municipal Planning Strategy for the Isle Madame Plan Area is hereby amended by:

1. Policy L-2.1.1 of the Municipal Planning Strategy is hereby amended by removing the following text shown in strikethrough and adding the following text in bold to Policy L-2.1.1:
 - a. “[...] residential dwelling units including single detached units and single detached units with an apartment unit; semi detached units; duplexes; ~~townhouses; rowhouses~~ **multiple unit dwellings** and; mobile homes;[..].”
2. Chapter 3, Subsection 2, Preamble of the Municipal Planning Strategy is hereby amended by removing the following text shown in strikethrough and adding the following text in bold to Chapter 2 subsection A, Policy 1.5:
 - a. “Multiple unit dwellings (dwellings with ~~three~~ **four** or more units) [...].”
3. Policy G-2.1 of the Municipal Planning Strategy is hereby amended by removing the following text shown in strikethrough and adding the following text in bold to Policy G-2.1:
 - a. “It shall be the policy of Council to limit the density of multiple unit dwellings **and** grouped dwellings ~~and rowhouse~~ dwellings anywhere these uses are permitted throughout the plan area.”
4. Policy G-2.2 of the Municipal Planning Strategy is hereby amended by removing the following text shown in strikethrough and adding the following text in bold to Policy G-2.2:
 - a. “It shall be the policy of Council to prohibit the development of multiple units **and** grouped dwellings ~~or rowhouse dwellings~~ unless they can be serviced by central sewer and water systems.”

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Given under the hand of the Municipal Clerk and under the corporate seal of the Municipality this _____ day of _____ 2025.

Troy MacCulloch,
Chief Administrative Officer

BYLAW TO AMEND THE ST. PETERS PLAN AREA LAND-USE BY-LAW

The Land-Use By-Law for the St. Peters Plan Area is hereby amended by:

1. Part 7, Section 1, Bullet Point 6 of the Land-Use By-Law is hereby amended by removing the following text shown in strikethrough and adding the following text in bold to Part 7, Subsection 1, Bullet Point 6:
 - a. “[..] Dwellings, multiple unit (both new & conversion) to a maximum of ~~three (3)~~ **four (4)** dwelling units”
2. The header of the second table in Part 7, Section 2 of the Land Use By-law is hereby amended by removing the text shown in strikethrough and adding the text shown in bold:
 - a. “Multiple unit dwellings including up to ~~3~~ **4** dwelling units.”
3. Part 8 Section 1 of the Land-Use By-Law is hereby amended by adding the following text in bold to Part 8 subsection 1 after bullet point 9:
 - a. “**Multiple dwellings (both new and conversion) to a maximum of four (4) dwelling units.**”
4. Part 10, Section 1, Bullet Points 1 and 2 of the Land Use By-law are hereby amended by removing the text shown in strikethrough and adding the text shown in bold to Part 10, Section 1, Bullet Points 1 and 2:
 - a. Dwellings, converted which exceed ~~three~~ **five** units in total
 - b. Dwellings, multiple-unit which exceed ~~three~~ **five** units in total
5. Part 21, Bullet Point 28 of the Land-Use By-Law is hereby amended by removing the following text shown in strikethrough and adding the following text in bold to Part 21, Bullet Point 28:
 - a. “Dwelling multiple- unit means a dwelling which contains ~~3~~ **5** or more dwelling units”

This is to certify that the by-law of which this is a true copy, was passed at a duly called meeting of the Council of the Municipality of the County of Richmond held on the _____ day of _____ 2025.

Given under the hand of the Municipal Clerk and under the corporate seal of the Municipality this _____ day of _____ 2025.

Troy MacCulloch,
Chief Administrative Officer

BYLAW TO AMEND THE ST. PETERS PLAN AREA MUNICIPAL PLANNING STRATEGY

The Municipal Planning Strategy for the St. Peters Plan Area is hereby amended by:

1. The Preamble under the “Residential” heading within the “Residential Development” section of Chapter 2, Land Use Patterns and Policies, of the Municipal Planning Strategy is hereby amended by removing the text shown in strikethrough and adding the text shown in bold:
 - a. [...] Included will be dwellings containing up to a maximum of ~~three~~**four** dwelling units, mini homes, home occupations, tourist or guest homes, public recreational uses such as playing fields and institutional uses such as schools, churches and cemeteries.
2. Chapter 2 Policy R-2 of the Municipal Planning Strategy is hereby amended by removing the following text shown in strikethrough and adding the following text in bold to Chapter2, Policy R-2:
 - a. “[...] residential dwelling units including single detached units and single detached units with an apartment unit; semi detached units; duplexes; ~~townhouses; rowhouses~~ **multiple unit dwellings** and; mobile homes; [..].”
3. Chapter 2, Policy R-8 of the Municipal Planning Strategy is hereby amended by removing the following text shown in strikethrough and adding the following text in bold to Chapter 2, Policy R-8:
 - a. “It shall be the policy of Council to establish in the Land Use By-law a “Residential Multiple Unit” (R-3) zone and to permit within this zone the following and similar types of uses: multiple-unit dwellings containing ~~four~~ **five** or more dwelling units, town houses and public recreational facilities. Within the R 3 zone, parking standards for multiple unit dwellings of ~~four~~ **five** or more dwelling units will be higher than the standard for dwellings with ~~three~~ **four** dwelling units or less. This will allow additional parking spaces for visitor parking or cases where a tenant has more than one automobile.”

This is to certify that the by-law of which this is a true copy, was passed at a duly called meeting of the Council of the Municipality of the County of Richmond held on the _____ day of _____ 2025.

Given under the hand of the Municipal Clerk and under the corporate seal of the Municipality this _____ day of _____ 2025.

Troy MacCulloch,
Chief Administrative Officer

Shelley David

From: John Bain <jdbain@edpc.ca>
Sent: October 31, 2025 10:26 AM
To: Shelley David; Brent Sampson
Cc: Troy MacCulloch
Subject: RE: Draft PAC Agenda

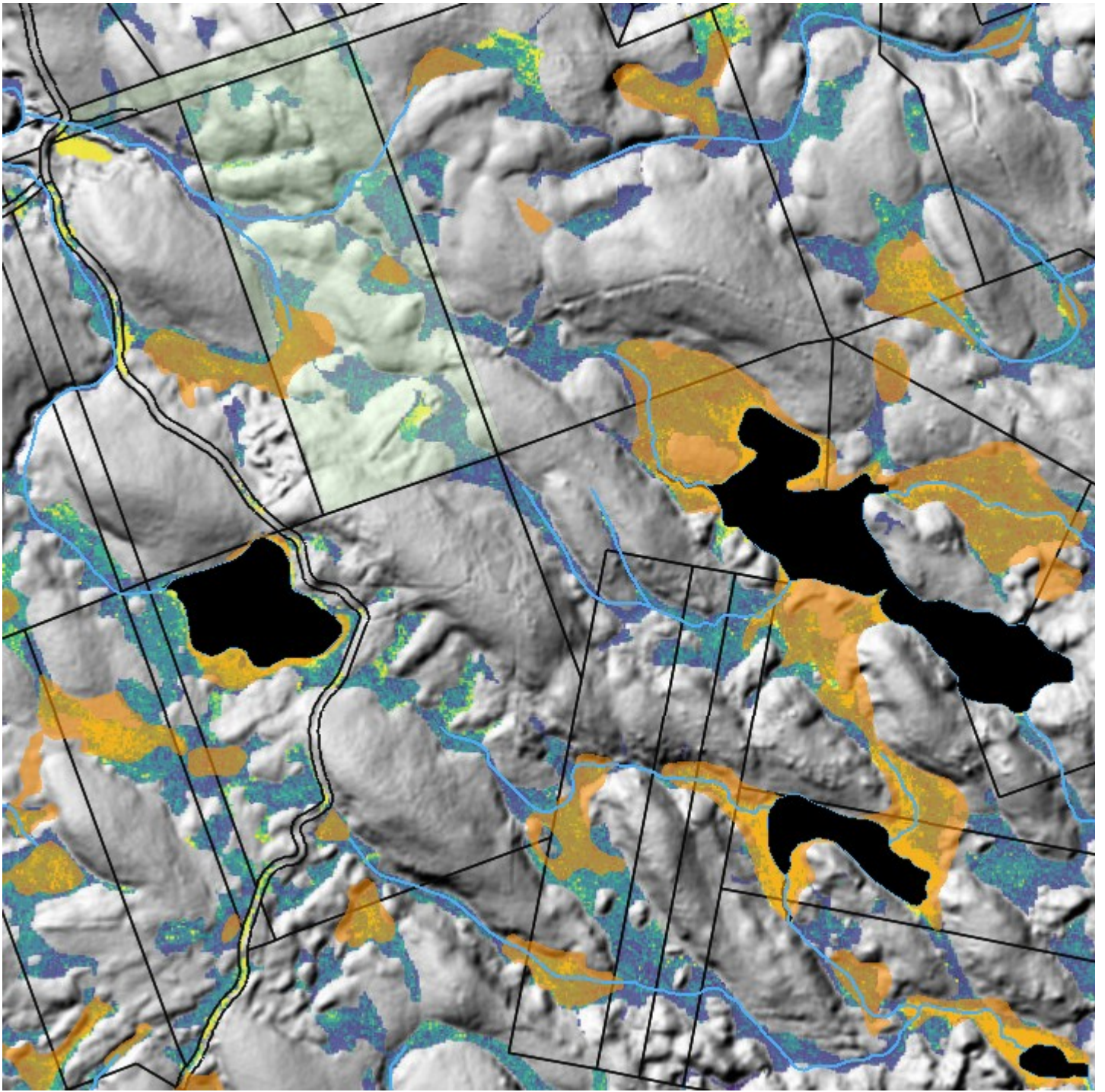
Thanks for this Shelly,

The conservation zone is based on the Provincial 1:10,000 wetland mapping. All wetlands are so identified, so the zoning just reflects the physical features.

See here: <https://novascotia.ca/nse/wetland> also here for the actual inventory:
<https://www.arcgis.com/apps/mapviewer/index.html?webmap=39ab0c6317a94b48a0d10bc4a6bc3ae7>

From the linked page: “A province-wide wetland inventory completed by the Nova Scotia Department of Natural Resources in 2004 provides the most up-to-date estimate of the number and area of different wetland types in the province. The inventory is based upon visual interpretation of 1:10,000 scale aerial photographs taken between 1998 and 2001.”

Based on more recent LIDAR imagery it does seem the 1:10,000 imagery underestimates the actual size of these wetlands. Another helpful resource (with the LIDAR) is <https://www.nswetlands.com>



Sincerely,
John

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 unserviced 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 unserviced 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 NSFM/ 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/unserviced 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	Complete	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	Complete	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	Complete	PAC
634	Permitting practices for standalone buildings/ that Council accept the recommendation of the Planning Advisory/Heritage Committee and direct staff to prepare a report on how to provide more consistency and less ambiguity for accessory buildings across the County.	10-28-2025	EDPC Staff	Immediate	In Progress	PAC
635	Review of the CMHC Housing Catalogue/ that Council accept the recommendation of the Planning Advisory/Heritage Committee and direct staff to prepare a report outlining the process, scope, timeline, and resources required to overhaul and consolidate Richmond County's Land Use By-laws, with the goal of improving consistency, reducing ambiguity, and removing barriers to diverse and affordable housing development.	10-28-2025	EDPC Staff	Immediate	In Progress	PAC
637	Zoning Areas/ that Council accept the recommendation of the Planning Advisory/Heritage Committee and direct staff to update the zoning areas for Evanston, Isle Madame, and St. Peter's to allow a minimum of 4 units as of right.	10-28-2025	EDPC Staff	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