



Planning Advisory/Heritage Committee Meeting

Tuesday, January 6, 2026

6:00 p.m.

Council Chambers

AGENDA

1. Call to order
2. Items Added/Approval of the Agenda
3. Review of Minutes, Re:
 - a) November 4, 2025
4. Discussion, Re:
 - a) Dangerous and Unsightly Complaint Process/Timeline
 - b) Coastal Protection Support Program
 - c) Central Richmond Plan Area – RG 2 Zone
5. Correspondence – For Information Purposes
 - a) Letter from the Department of Growth and Development, Re:
Amendments to the Nova Scotia Building Code Regulations
6. Review of Action Items
7. Next Meeting Date
8. Adjournment

Planning Advisory/Heritage Committee Meeting

November 4, 2025

Location: Council Chambers

Present: Warden Lois Landry, Deputy Warden Amanda Mombourquette, Councillor Brent Sampson, Councillor Brian Marchand, 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

Councillor 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) October 7, 2025

Moved by Councillor Brian Marchand, seconded by Councillor Shawn Samson, that the minutes of the October 7, 2025, Planning Advisory/Heritage Committee meeting be approved as corrected.

Motion carried.

4. Staff Reports

a) Accessory Buildings in Front

Moved by Councillor Brian Marchand, seconded by appointed member Robbin Cotton, that the Planning Advisory/Heritage Committee recommend to Council to direct EDPC staff to remove anything that doesn't permit an accessory or any structure to be built in the front yard, maintaining the current setback, in the Plan Richmond, Plan Isle Madame, Plan St. Peter's, and Plan West Richmond.

Motion carried.

Moved by Warden Lois Landry, seconded by appointed member Robert Wambolt, that the Planning Advisory/Heritage Committee recommend to Council to direct EDCP staff to prepare amending pages to remove section 6.3(3)(c) from the Central Richmond Land Use By-law, and subsequently that staff report back on statements to remove anything that doesn't permit an accessory or any structure to be built in the front yard, maintaining the current setback, in the Central Richmond Plan.

Motion carried.

b) Amending pages for the Evanston, Isle Madame, and St. Peter's zoning areas to allow a minimum of 4 units as of right.

Moved by Warden Lois Landry, seconded by Deputy Warden Amanda Mombourquette, that the Planning Advisory/Heritage Committee recommend to Council to accept the amending page for the By-law to Amend the Central Richmond Plan Area Land Use By-law with the following changes:

remove sections 2 and 4, and in section 5(a), change three (3) to five (5).

Motion carried.

Moved by Warden Lois Landry, seconded by appointed member Robert Wambolt, that the Planning Advisory/Heritage Committee recommend to Council to accept the amending page for the By-law to Amend the Central Richmond Plan Area Municipal Planning Strategy with the following changes: in sections 1(a), 2(a), and 3(a), change three (3) to four (4).

Motion carried.

Moved by Warden Lois Landry, seconded by appointed member Robbin Cotton, that the Planning Advisory/Heritage Committee recommend to Council to accept the amending page for the By-law to Amend the Isle Madame Plan Area Land Use By-law with the change from three (3) to five (5) in section (3)(a).

Motion carried.

Moved by Warden Lois Landry, seconded by appointed member Robert Wambolt, that the Planning Advisory/Heritage Committee recommend to Council to accept the amending page for the By-law to Amend the Isle

Madame Plan Area Municipal Planning Strategy with the following changes: change three (3) to five (5) in section (2)(a) and remove the extra word “dwellings” in section (3)(a).

Motion carried.

Moved by Warden Lois Landry, seconded by Councillor Shawn Samson, that the Planning Advisory/Heritage Committee recommend to Council to direct EDPC staff to report back to the Committee regarding ways to address challenges presented in section 4 (2.2) (a) around central sewer and water systems.

Motion carried.

Moved by Warden Lois Landry, seconded by Deputy Warden Amanda Mombourquette, that the Planning Advisory/Heritage Committee recommend to Council to accept the amending page for the By-law to Amend the St. Peter’s Plan Area Land Use By-law with the following changes: change three (3) to four (4) in sections 4(a) and 4(b).

Motion carried.

Moved by Warden Lois Landry, seconded by appointed member Robert Wambolt, that the Planning Advisory/Heritage Committee recommend to Council to accept the amending page for the By-law to Amend the St. Peter’s Plan Area Municipal Planning Strategy.

Moved by Councillor Brian Marchand to amend the main motion to accept the amending pages with the following changes: insert the words “maximum of four” after the word “Policy R-2:” in section 2 and remove section 2(a).

Motion carried

Moved by Warden Lois Landry, seconded by appointed member Robert Wambolt, that the Planning Advisory/Heritage Committee recommend to Council to accept the amending page for the By-law to Amend the St. Peter’s Plan Area Municipal Planning Strategy with the following changes: insert the words “maximum of four” after the word “Policy R-2:” in section 2 and remove section 2(a).

Motion carried.



5. Discussion

a) Conservation Zone

A discussion ensued.

6. Review of Action Items

For information only.

7. Next meeting date:

December 3, 2025, at 6:00 p.m.

8. Adjournment

There being no further business, the chair adjourned the meeting at 8:06 p.m.

Chairperson

Municipal Clerk



**MUNICIPALITY OF THE COUNTY OF RICHMOND
DANGEROUS AND UNSIGHTLY PREMISES POLICY**

Policy Review Notification: January 28, 2019

Policy Review Date: January 21, 2019

Approved by Council: February 25, 2019

I certify this to be a true copy of the Dangerous & Unsightly Premises Policy as adopted by the Municipal Council of Richmond County at a Public Meeting held February 25, 2019

Original Signed _____

**Yvonne Boudreau
Municipal Clerk**

1. This Policy is entitled the ***Dangerous and Unsightly Premises Policy***.
2. Council hereby delegates its authority to issue dangerous or unsightly premises orders, but not including demolition orders, to the Administrator of Dangerous or Unsightly Premises, designated by the Chief Administrative Officer to be responsible for the dangerous or unsightly premises provisions of the *Municipal Government Act* for the Municipality.
3. All persons making complaints or reporting to councillors or municipal staff allegations of dangerous or unsightly premises contrary to the *Municipal Government Act* shall be referred directly to the Administrator.
4. In the instance where a complaint of allegations of dangerous or unsightly premises contrary to the Municipal Government Act is submitted by a municipal Councillor the Councillor shall declare a conflict of interest and remove themselves from all discussion and/or Council decisions relative to the complaint.
5. The Administrator shall request every complaint be provided in written form and shall provide complainants with a standardized complaint form for this purpose. A standardized complaint form is attached as **Schedule "A"** to this policy.
6. The Administrator may amend the standardized form from time to time subject to forwarding a copy of such amended form with cover letter to the Chief Administrative Officer for circulation to Council.
7. Complaint forms completed by a complainant shall be held on file by the Administrator together with a record of the Administrator's response and reasons for same.

8. The Administrator shall respond to the complainant/District Councillor having discretion to determine the appropriate time frame and manner of response to any complaint.
9. The Administrator shall have discretion whether to investigate complaints which are made anonymously or where the complainant refuses to put the complaint in writing.
10. In every case, the Administrator shall make reasonable efforts to identify the legal owner or occupant of the subject property for purposes of service of notices and orders.
11. The Administrator shall be responsible for giving notices and directions to property owners with respect to dangerous or unsightly premises and requirements for remedial action.
12. The Administrator shall develop standard form notices including letter form notices to property owners with respect to the requirements of Part XV of the Municipal Government Act and directions for remediation.
13. The Administrator shall copy such standard form notices to the Chief Administrative Officer of the Municipality for review and comment.
14. The Administrator shall be responsible to develop standardized practices insofar as possible for posting notices at premises where service on an individual property owner is not feasible.
15. The Administrator shall have access to the Municipal Solicitor for advice and opinion and for purposes of drafting and delivery of notices and remedial orders.
16. The Administrator shall be responsible to maintain written records, including photographic evidence, where investigation finds dangerous and unsightly premises which are not remedied by the owner when directed by the Administrator.
17. The Director shall provide a true copy of any remedial order issued to the Chief Administrative Officer for the subject municipality by way of information.
18. Every written notice or order issued by the Administrator or Council shall refer specifically to Part XV of the Municipal Government Act and the definitions of dangerous or unsightly premises which are alleged to have been breached.
19. Every written notice or order issued by the Administrator or Council shall provide appropriate contact information including, as applicable, notice of rights to appeal.
20. The records of the Administrator shall be the property of the Municipality in which the subject premises are situate and shall be turned over by the



Administrator to the municipal solicitor in any case where the Municipality directs or the matter proceeds to court.

21. The Administrator may ask to appear before Council whether in regular session or Committee of the Whole or other, special meeting, to present a submission and recommendation with respect to dangerous or unsightly premises.
22. Appeal of a remedial order shall be made to Council.
23. In the event of appeal of a remedial order, the Administrator shall be required to appear at the Council meeting hearing the appeal to present the case and grounds for remedial order.
24. In any case where a demolition order is being contemplated, the Council shall hear from the Administrator with respect to the subject premises and the actions and notices taken to encourage and require remediation.
25. In any case where a court application is taken by the Municipality or by the property owner, the Administrator shall cooperate with the Municipal Solicitor to support and present the Municipality's case.

**** This policy, approved February 25, 2019 replaces all other Dangerous and Unsightly Premises Policies***

**DANGEROUS OR UNSIGHTLY PREMISES
COMPLAINT FORM**

We, the undersigned, consider the Property described below to be dangerous or unsightly as described in the *Municipal Government Act*.

PROPERTY LOCATION:

CIVIC ADDRESS OR PROPERTY IDENTIFICATION NUMBER

PROPERTY OWNER:

NAME

DESCRIPTION OF DANGEROUS OR UNSIGHTLY CONDITION:

(Please be specific. Attach additional pages if needed and pictures if available.)

COMPLAINANT:

NAME (PRINT)

SIGNATURE

TELEPHONE NOS.

ADDRESS (OPTIONAL)

DATE OF COMPLAINT: _____



PLEASE NOTE:

1) Confidentiality

Complainants' names will be kept confidential insofar as reasonably possible however confidentiality is not guaranteed.

2) Responsibility of Property Owners

The *Municipal Government Act*, S.N.S. 1998, c.18 as am. states as follows:

s. 344 Every property in a municipality shall be maintained so as not to be dangerous or unsightly.

3) Definition

The *Municipal Government Act* defines “**dangerous or unsightly**” as follows:

s.3(r) “**dangerous or unsightly**” means partly demolished, decayed, deteriorated or in a state of disrepair so as to be dangerous, unsightly or unhealthy and includes property containing

(i) ashes, junk, cleanings of yards or other rubbish or refuse or a derelict vehicle, vessel, item of equipment or machinery, or bodies of these or parts thereof,

(ii) an accumulation of wood shavings, paper, sawdust, dry and inflammable grass or weeds or other combustible material, or

(iii) any other thing that is dangerous, unsightly, unhealthy or offensive to a person, and includes property, a building or structure

(iv) that is in a ruinous or dilapidated condition,

(v) the condition of which seriously depreciates the value of land or buildings in the vicinity,

(vi) that is in such a state of non-repair as to be no longer suitable for human habitation or business purposes,

(vii) that is an allurement to children who may play there to their danger,

(viii) constituting a hazard to the health or safety of the public,

(ix) that is unsightly in relation to neighbouring properties because the exterior finish of the building or structure or the landscaping is not maintained,

(x) that is a fire hazard to itself or to surrounding lands or buildings, or

(xi) that has been excavated or had fill placed on it in a manner that results in a hazard;

n.b. The above provisions are reproduced here for general information purposes only and are not to be relied upon as an official version of the legislation.

4) Contact:

Eastern District Planning Commission, 32 Paint Street, Unit #4, Port Hawkesbury, NS B9A 3J8

PHONE: 902-625-5361 FAX: 902-625-1559

Memorandum

To: Richmond County Planning/Heritage Advisory Committee
From: Lois Landry, Warden and Councillor for District 2
Date: May 20, 2025
RE: Agenda Item – December 3, 2025: Coastal Protection Support Program

Background:

Earlier this fall, Council passed the following motion: *“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.”*

While our motivation to revamp our Municipal Planning and Land Use By-laws is being driven by the current housing crisis, there are concurrent discussions provincially about municipalities assuming responsibility for Coastal Protection planning. While there is considerable concern on the part of municipalities about this issue being better placed within the provincial government, the province has held steadfast to their intention to have municipalities assume this responsibility.

There is still much uncertainty about all the information that will be needed for municipalities to take on this significant undertaking. Additionally, coastal protection can be a hot, and sometimes divisive, topic among residents.

As part of the Province’s efforts to support municipalities, they are launching a Coastal Protection Support Program that provides funds to municipalities to move this issue forward. Attached to this memo is the slide show from the presentation I attended along with Martin Thomsen, our Energy Manager, and John Bain, EDPC Director.

These funds can be used for, among other things, education, awareness, and tools in support of adopting coastal protection strategies and bylaws.

While we may not be in a place where we are able to fully commit to comprehensive coastal protection provisions in our municipal planning strategy and land use bylaws, this may be a good time, given that funding is available, to calibrate our residents concerns and misgivings about land use bylaws venturing into this territory. Taking

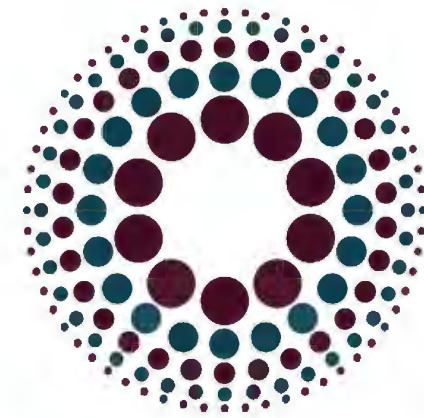
advantage of this funding may give us some insight into how we could (a) incorporate coastal protection text into our upcoming revisions of our MPS and land use bylaws, OR (b) inform us on ways we can at least make space in future documents that allow for a smoother set of revisions once more information becomes available to support this work that is, as it stands now, the responsibility of municipalities.

It is worth noting that the application deadline for the first round of funding closes on February 11, 2026.

MOTION:

I move that the PAC recommend to Council that they direct EDPC staff provide the PAC at their January meeting with any information that would be useful as we consider potentially applying for this first round of funding for community consultations across Richmond County to learn about residents' concerns and expectations around Coastal Protection planning.

Enclosure: Coastal Land Use Planning Support Presentation



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Coastal Planning Support Program Information Meetings

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AGENDA

Part 1: Program Description

Part 2: Identifying Good Projects



COASTAL PLANNING SUPPORT PROGRAM

WHAT IT SUPPORTS AND WHO CAN APPLY

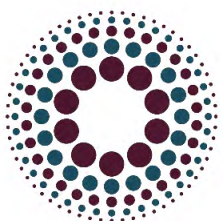
- Provides eligible municipalities with a defined amount of approved coastal planning consulting services delivered by preselected consultants.
- Only coastal municipalities are eligible to apply.
- Each municipality may only submit one application, either on its own or jointly with other coastal municipalities.



COASTAL PLANNING SUPPORT PROGRAM

HOW MUCH SUPPORT IS AVAILABE

- \$20,000 (before HST) in approved consultant services.
- The program supports municipal collaboration.
 - If two coastal municipalities collaborate, they can receive an additional 10% each for a total of \$44,000 (before HST).
 - If three coastal municipalities collaborate, they can receive an additional 20% for a total of \$72,000 (before HST).
 - If four or more coastal municipalities collaborate, they can receive an additional 30% for a minimum of \$104,000 (before HST) in approved consultant services.



COASTAL PLANNING SUPPORT PROGRAM

WHAT TYPES OF PROJECTS ARE ELIGIBLE

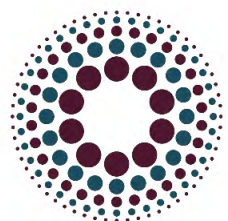
1. Education, awareness and tools in support of adoption of example text for planning strategies and bylaws.
2. Adopting example text into municipal planning strategies and bylaws.
3. Implementation and Public Communication.



COASTAL PLANNING SUPPORT PROGRAM

HOW DO YOU APPLY

- Applications can be downloaded from the program website:
<https://nsfm.ca/coastal-planning-support-program.html>
- Applications must be received by 11:59 PM on February 11, 2026.



COASTAL PLANNING SUPPORT PROGRAM

HOW

- Application form for \$44,000 and under is two pages long.
 - Estimated value of work (should be same or lower than values described in previous slide)
 - need/problem that the project will address (5 lines)
 - Description of project and what it is meant to achieve (4 lines)
 - Scope of work (1/2 page)
 - List of participating municipalities and contacts
 - Certification signature block
- Application for over \$44,000 requires the scope of work to be at least 2 pages long.



COASTAL PLANNING SUPPORT PROGRAM

WHAT COMES AFTER

- Municipalities will be required to sign a Memorandum of Understanding with the NSFM.
- Once the coastal municipality's application has been approved and the Memorandum of Understanding has been signed, the coastal municipality will select their individual consultant from the list of preselected consultants.



COASTAL PLANNING SUPPORT PROGRAM

PRESELECTED QUALIFIED CONSULTANTS

Company	Name	Email	Phone
C+D Community Design	Caroline Robertson	caroline@cdcommunitydesign.ca	(902)742-5300
CBCL	Vincent Leys	vincentl@cbcl.ca	(902) 237-9244
Dillon	Stephen Stone	sstone@dillon.ca	(506) 343-2537
OSO	Kieran Stepan	kieran@osoplan.com	(902) 292-9940
Upland	Ian Watson	ian@uplandstudio.ca	(902) 423-0649 x102
WE6	Elaine Mitchell	elaine@we6planning.com	(709) 765-2871
WSP	Courtney Laurence	courtney.laurence@wsp.com	(902) 536-9162



PART 2

IDENTIFYING GOOD PROJECTS



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IDENTIFYING GOOD PROJECTS

2024 Needs Assessment - List of Municipal Challenges

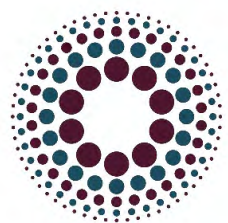
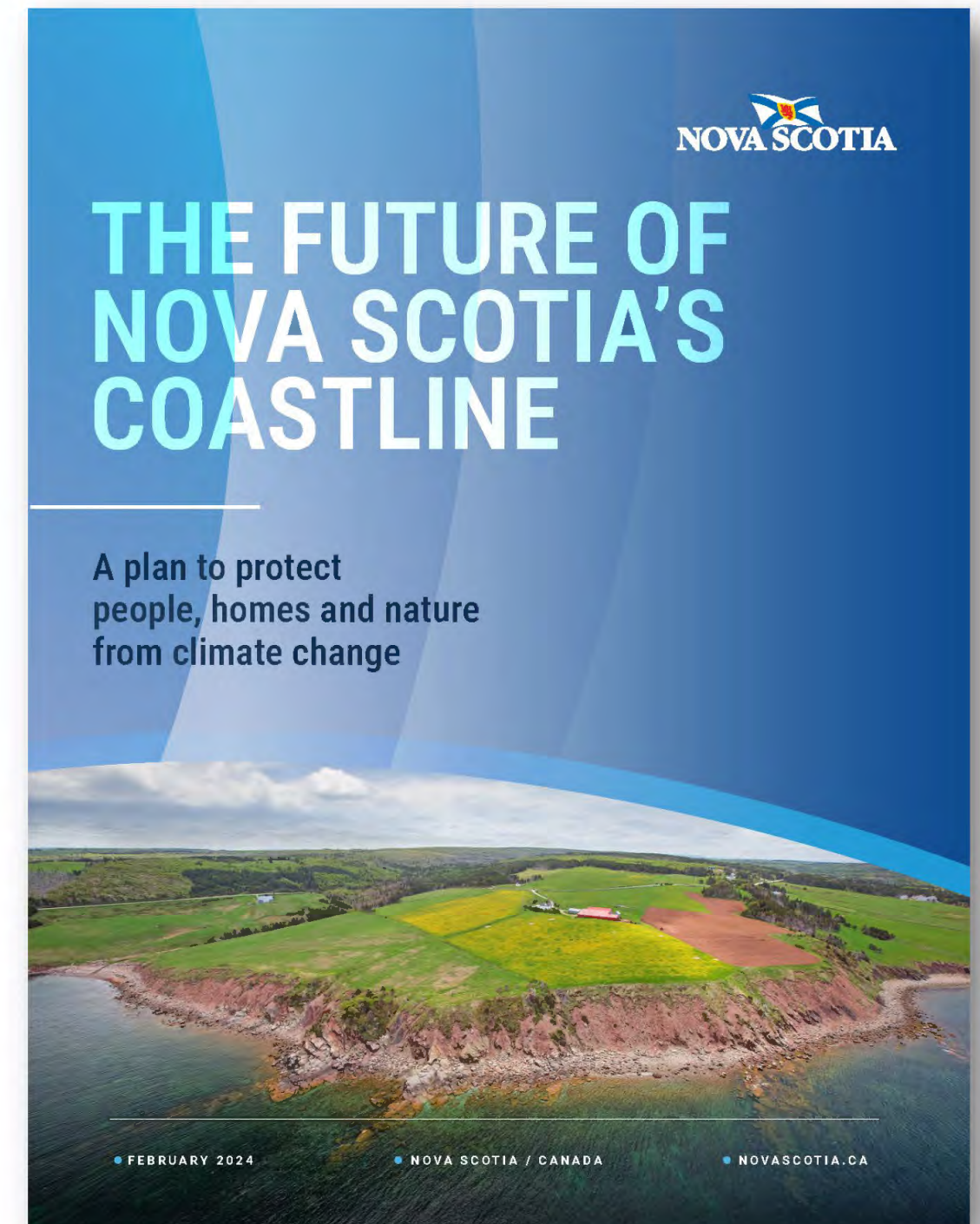
- Municipal Elected Capacity
- Municipal Staff Capacity – technical experience and number
- Strong desire for coordination / consistent approach amongst municipalities
- Differences between Needs of Towns and Large Rurals
- Difference in Needs for Planning and Emergency Response
- How to deal with erosion
- Public Awareness



COASTAL PLANNING SUPPORT PROGRAM

IDENTIFYING GOOD PROJECTS

- Look at Provincial Coastal Action Plan:
<https://novascotia.ca/coastal-climate-change/docs/coastline-plan.pdf>

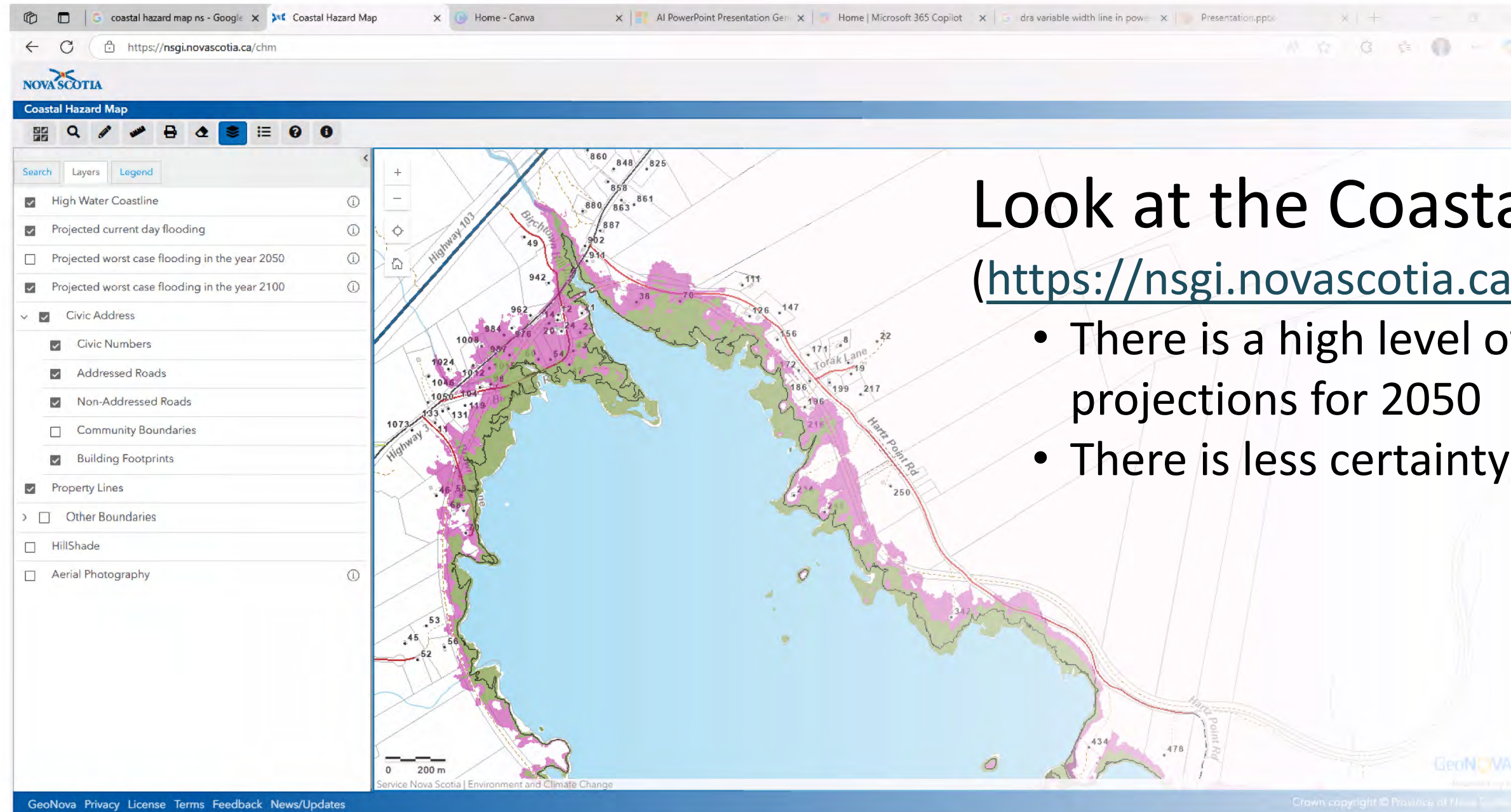


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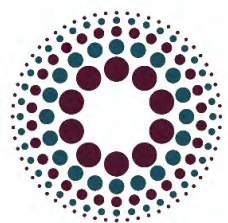
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Look at the Coastal Hazard Map
(<https://nsgi.novascotia.ca/chm>)

- There is a high level of certainty around projections for 2050
- There is less certainty around 2100



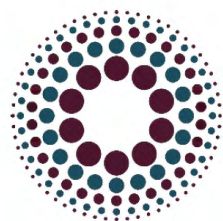
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IDENTIFYING GOOD PROJECTS

- Think about erosion



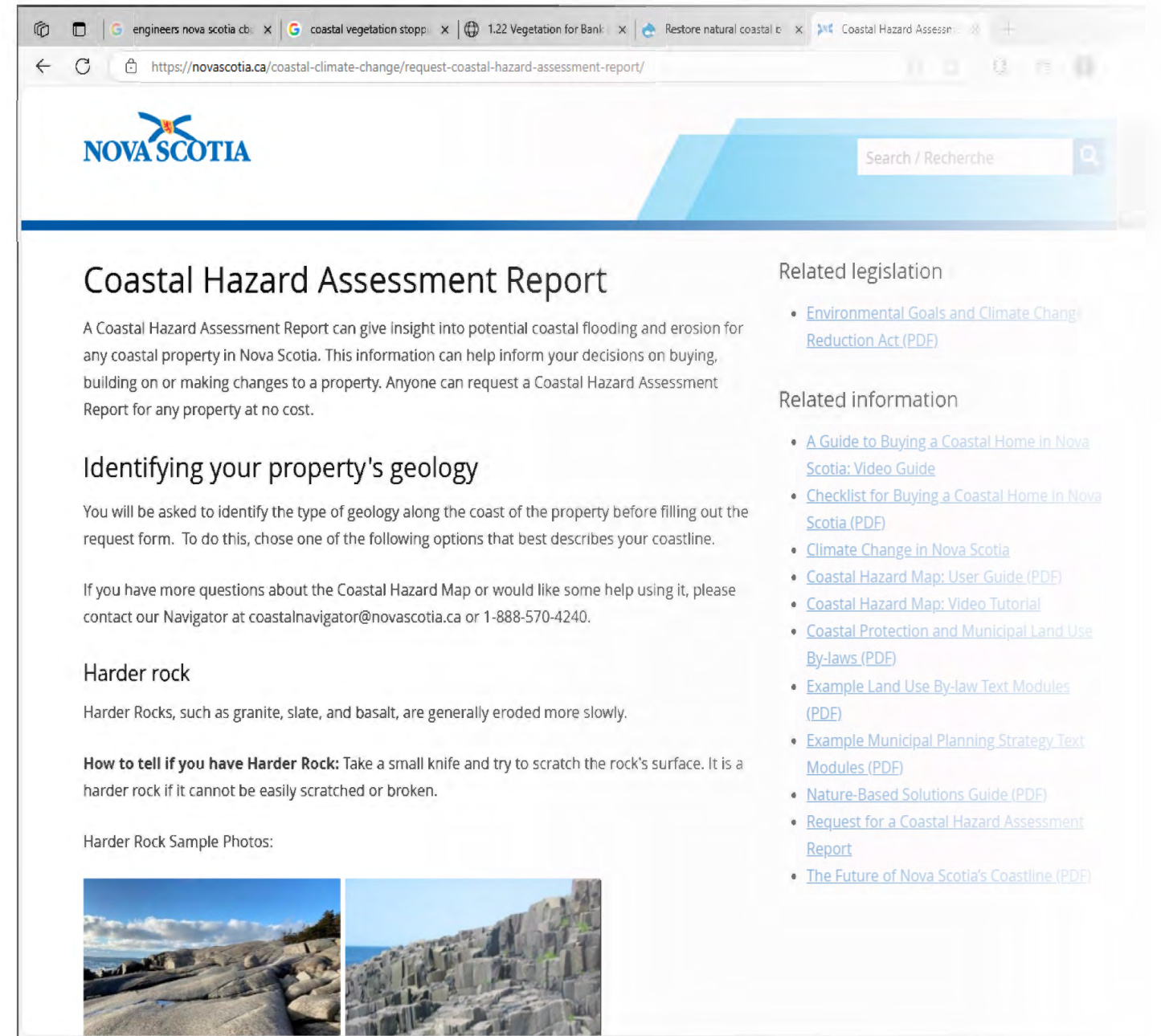
Remnants of Big Island road in Pictou County, N.S., after Fiona rolled through. (Submitted by Lynn Arsenault)



COASTAL PLANNING SUPPORT PROGRAM

IDENTIFYING GOOD PROJECTS

Get some Coastal Hazard Assessment Reports done



The screenshot shows a web browser window with the URL <https://novascotia.ca/coastal-climate-change/request-coastal-hazard-assessment-report/>. The page features the Nova Scotia logo and a search bar. The main content includes a section titled "Coastal Hazard Assessment Report" with a brief description, a section titled "Identifying your property's geology" with instructions, and a section titled "Harder rock" with a definition and a "How to tell if you have Harder Rock" tip. Below the text are two photographs of rocky coastlines. On the right side, there are two columns of "Related legislation" and "Related information" links.

Coastal Hazard Assessment Report

A Coastal Hazard Assessment Report can give insight into potential coastal flooding and erosion for any coastal property in Nova Scotia. This information can help inform your decisions on buying, building on or making changes to a property. Anyone can request a Coastal Hazard Assessment Report for any property at no cost.

Identifying your property's geology

You will be asked to identify the type of geology along the coast of the property before filling out the request form. To do this, chose one of the following options that best describes your coastline.


If you have more questions about the Coastal Hazard Map or would like some help using it, please contact our Navigator at coastalnavigator@novascotia.ca or 1-888-570-4240.

Harder rock

Harder Rocks, such as granite, slate, and basalt, are generally eroded more slowly.

How to tell if you have Harder Rock: Take a small knife and try to scratch the rock's surface. It is a harder rock if it cannot be easily scratched or broken.

Harder Rock Sample Photos:

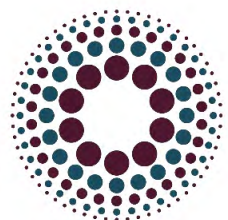


Related legislation

- [Environmental Goals and Climate Change Reduction Act \(PDF\)](#)

Related information

- [A Guide to Buying a Coastal Home in Nova Scotia: Video Guide](#)
- [Checklist for Buying a Coastal Home in Nova Scotia \(PDF\)](#)
- [Climate Change in Nova Scotia](#)
- [Coastal Hazard Map: User Guide \(PDF\)](#)
- [Coastal Hazard Map: Video Tutorial](#)
- [Coastal Protection and Municipal Land Use By-laws \(PDF\)](#)
- [Example Land Use By-law Text Modules \(PDF\)](#)
- [Example Municipal Planning Strategy Text Modules \(PDF\)](#)
- [Nature-Based Solutions Guide \(PDF\)](#)
- [Request for a Coastal Hazard Assessment Report](#)
- [The Future of Nova Scotia's Coastline \(PDF\)](#)



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IDENTIFYING GOOD PROJECTS

Look at the Checklist for Buying a Coastal Home

<https://novascotia.ca/coastal-climate-change/docs/checklist-buying-coastal-home-nova-scotia-en.pdf>

Watch the video by NS Association of Realtors

<https://www.youtube.com/watch?v=ipW3s6T7dMM>

A Checklist for Buying a Coastal Home in Nova Scotia



Whether you are building or buying your dream home or cottage on the coast, knowing and understanding the impacts of climate change on coastal living is the first step in safeguarding your investment.

This checklist will guide you through what to consider when buying or building a home on the coast of Nova Scotia.

The most effective long-term protection from coastal hazards is to build out of harm's way.

- Review Nova Scotia's Coastal Hazard Map to understand estimated flood levels for the property.
- Consider building new structures farther inland (to account for ongoing erosion) and at higher elevations (to protect against stronger storms and rising sea levels.).
- Consider locating any vulnerable structures (house, garage, driveway, well and septic system, etc.) on less exposed parts of the property.

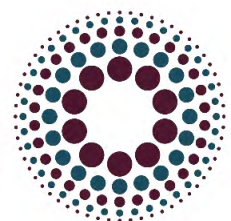
Questions to consider before buying a coastal property:

Is the property impacted by flooding?

- Does the NS Coastal Hazard Map show any hazards for the property?
- Does the municipality have flood maps that include the property?
- Are there streams or rivers nearby that enter the ocean and could flood their banks during rainstorms?
- Are there dunes, marshes or other natural features that could offer protection from waves?
- How exposed is the property to waves (does it face open ocean or is it in a protected cove)?
- Where does water drain off the property?

Is the property impacted by coastal erosion?

- Does this property have a history of coastal erosion?
- Are property structures (e.g., house, driveway) close to a coastline that is showing signs of erosion?
- Are there plants, trees, or shrubs growing along the shoreline that could help strengthen it?
- Is there a seawall or other form of armoring in place? What condition is it in?



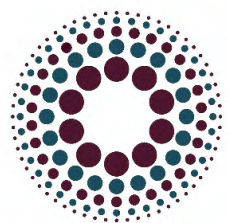
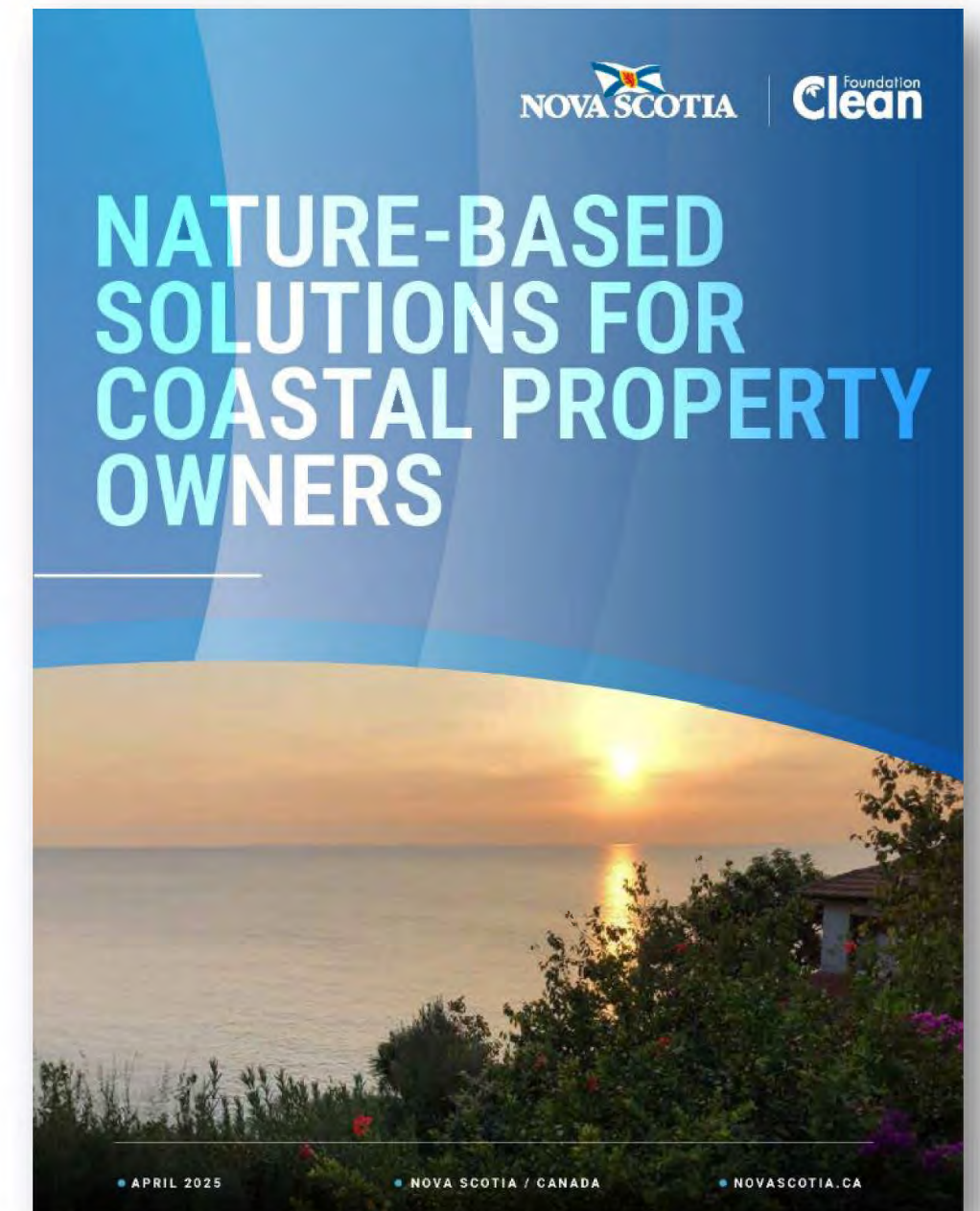
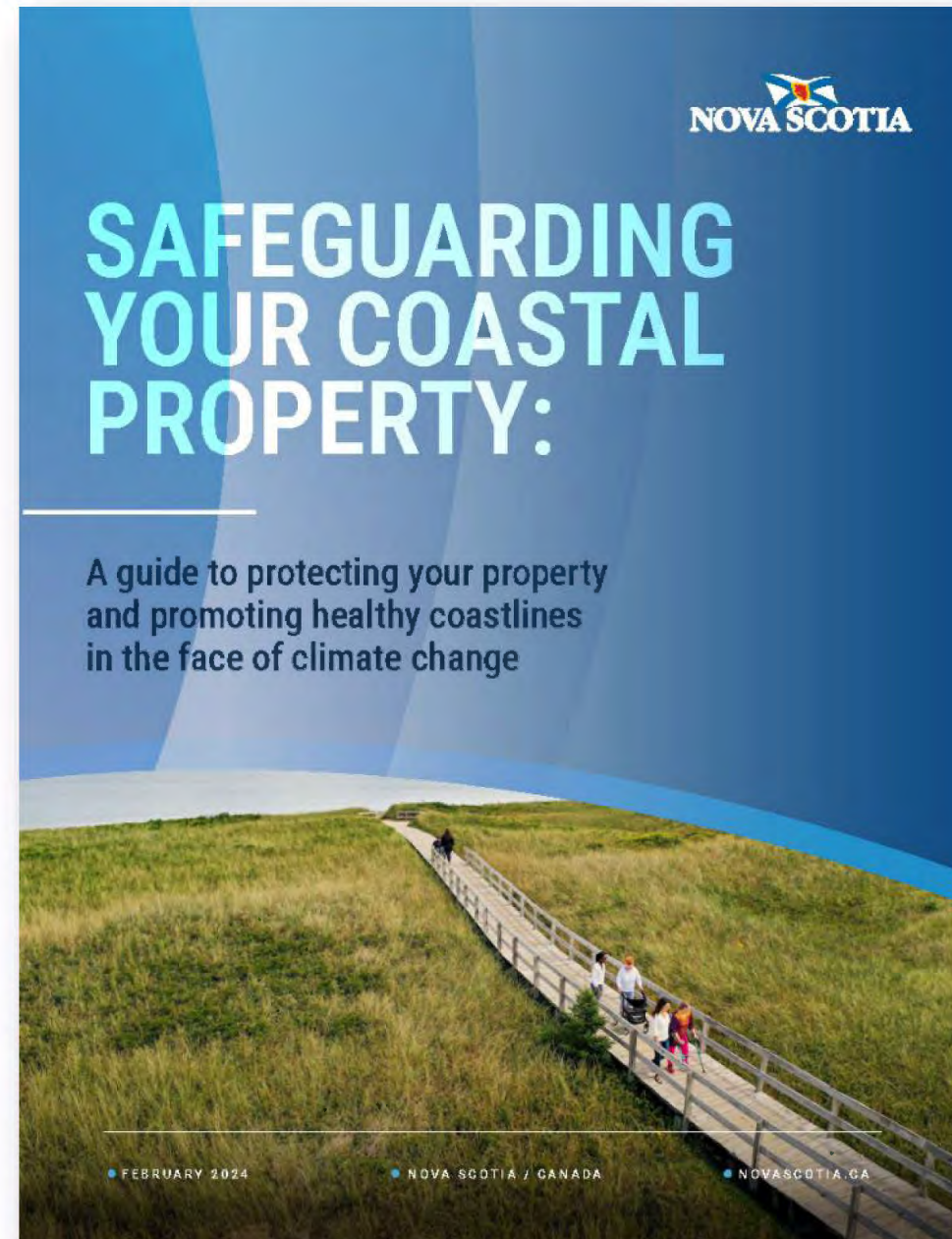
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Look at other provincial guides



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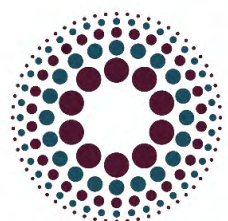
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Look at example planning text from the Province that includes options for municipalities to:

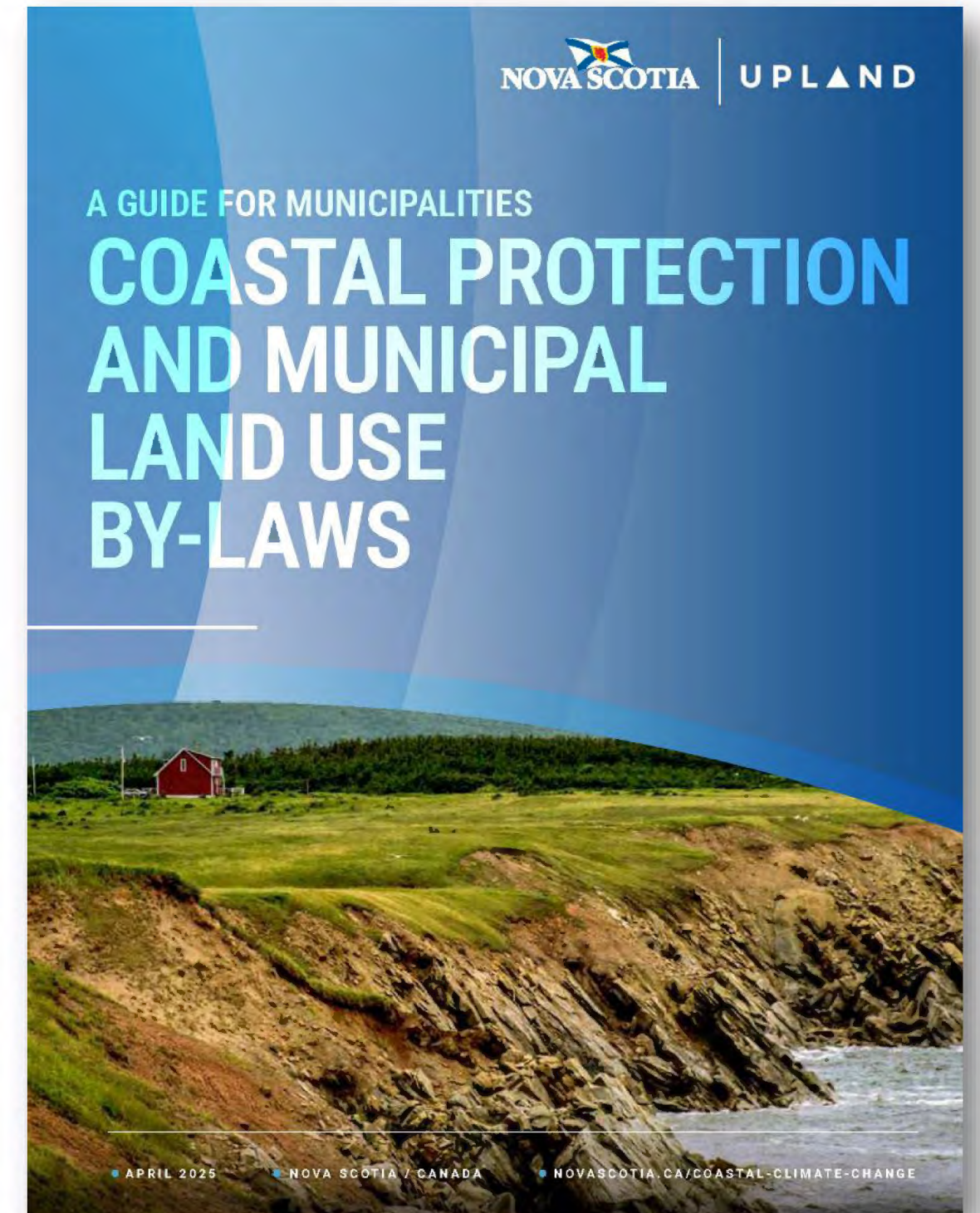
- create a defined area where their coastal protection regulations would apply
- set a minimum building elevation to protect from coastal flooding
- create a buffer zone to protect buildings from coastal erosion.

<https://novascotia.ca/coastal-climate-change/>



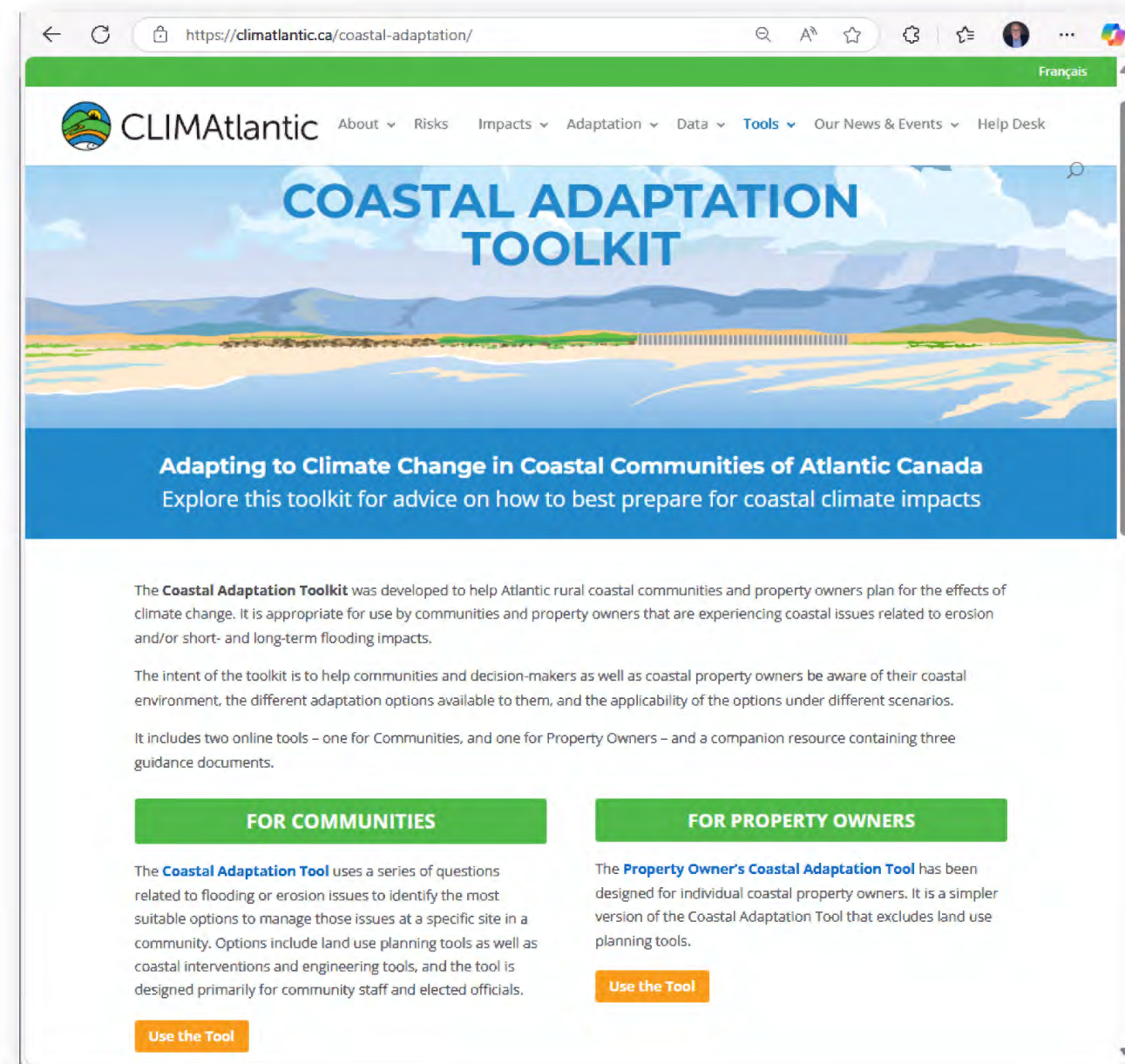
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COASTAL PLANNING SUPPORT PROGRAM

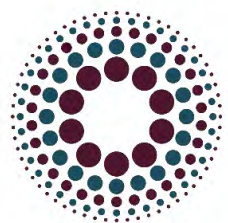
IDENTIFYING GOOD PROJECTS



Look at CLIMAtlantic's Coastal Adaptation Toolkit

Companion Resources

- Part 1, Guidance for Selecting Adaptation Options, provides general information about our coastlines, climate change impacts, and adaptation.
- Part 2, Land Use Planning Tools Adaptation Options, presents over 50 land use planning approaches for coastal adaptation.
- Part 3, Coastal Intervention Options and Engineering Considerations, includes over two dozen options to manage coastal flooding and erosion.



COASTAL PLANNING SUPPORT PROGRAM

LAST THOUGHTS

Things for municipalities to think about:

- What are the issues our area is facing?
- What is council concerned about: Do we want to protect people from the coast, the coast from people, or some of both?
- What are the concerns of residents?
- What land use planning options could help us to address these issues?

As you are thinking about projects, talk to me

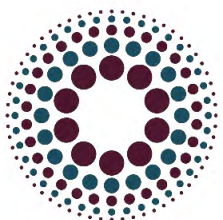


QUESTIONS?

Gordon Smith

Coastal@NSFM.ca

(902) 333-7134



NOVA SCOTIA FEDERATION
OF MUNICIPALITIES

Better government. Stronger communities.

PART 10 – RURAL GENERAL (RG-2) ZONE

All uses permitted in the Rural General (RG-2) zone are subject to the standards set out in this By-law.

Prohibited Uses

1. The following uses shall not be permitted uses:

- Heavy industrial uses.
- Drag strips or automobile racetracks.
- Recycling depots.
- Any use as listed on Appendix "F" (see back of document).

Uses Permitted Subject to a Development Agreement

2. The following uses shall be permitted subject to a development agreement in accordance with Policy A-5 of the Municipal Planning Strategy being negotiated between the Municipality and the developer and being subject to Department of the Environment approval:

- Campgrounds
- Mobile Home Parks

Permitted Uses

3. Without limiting the generality of Sections 1 and 2, the following uses shall be permitted uses:

- Any residential use
- Any commercial use
- Any institutional use
- Any recreational use
- Any medium industrial use

General Requirements

4. The requirements in the following table shall apply to all uses permitted in a Rural General (RG-2) zone:

Minimum Lot Requirements for all uses:

RG-2	Lot Area	Lot Frontage	Front Yard	Rear Yard	Side Yard
Water and Sewer	2 700m ² * [29 000 ft ²]	6.10 m [20 ft]	7.65 m [25 ft]	7.65 m [25 ft]	3.05 m [10 ft]
Water and Septic	*100,000 sq. ft.	6.10 m [20 ft]	7.65 m [25 ft]	7.65 m [25 ft]	3.05 m [10 ft]
Well & Septic	*100,000 sq. ft.	6.10 m [20 ft]	7.65 m [25 ft]	7.65 m [25 ft]	3.05 m [10 ft]

*Subject to the Nova Scotia Department of Environment and Labour standards, if applicable

Requirements for Mobile Home Parks

5. Notwithstanding Section 4, no development permit shall be issued for a Mobile Home Park except in conformity with the following and also subject the National Building Code and the Richmond County Mobile Home Park By-law:

* Minimum lot area of MHP	20,234 square metres (5 acres)
*Minimum setback of MHP	3.1 metres (10 feet) from lot line

*Subject to the Nova Scotia Department of Environment and Labour standards, if applicable

Special Requirement: Uses in the Landrie Lake Watershed

6. Notwithstanding Section 4, no development permit shall be issued for any use that is deemed to have an adverse effect on the Landrie Lake Watershed.

Special Requirement: Biosolids

7. Notwithstanding Section 3 or any other regulation in this By-law, the storage of sludge and the spreading or processing of biosolids is strictly prohibited in the Rural General (RG-2) zone.

Special Requirement: Watercourses – Separation Distances

8. Notwithstanding anything else in this By-law, no structure shall be located within 22.9 metres (75 feet) of any watercourse except for structures relating to water treatment or distribution uses, fishery related uses, boat building (including the storage and repair of boats), and accessory buildings less than 0.929 square metres (400 square feet), including boat houses and wharfs.

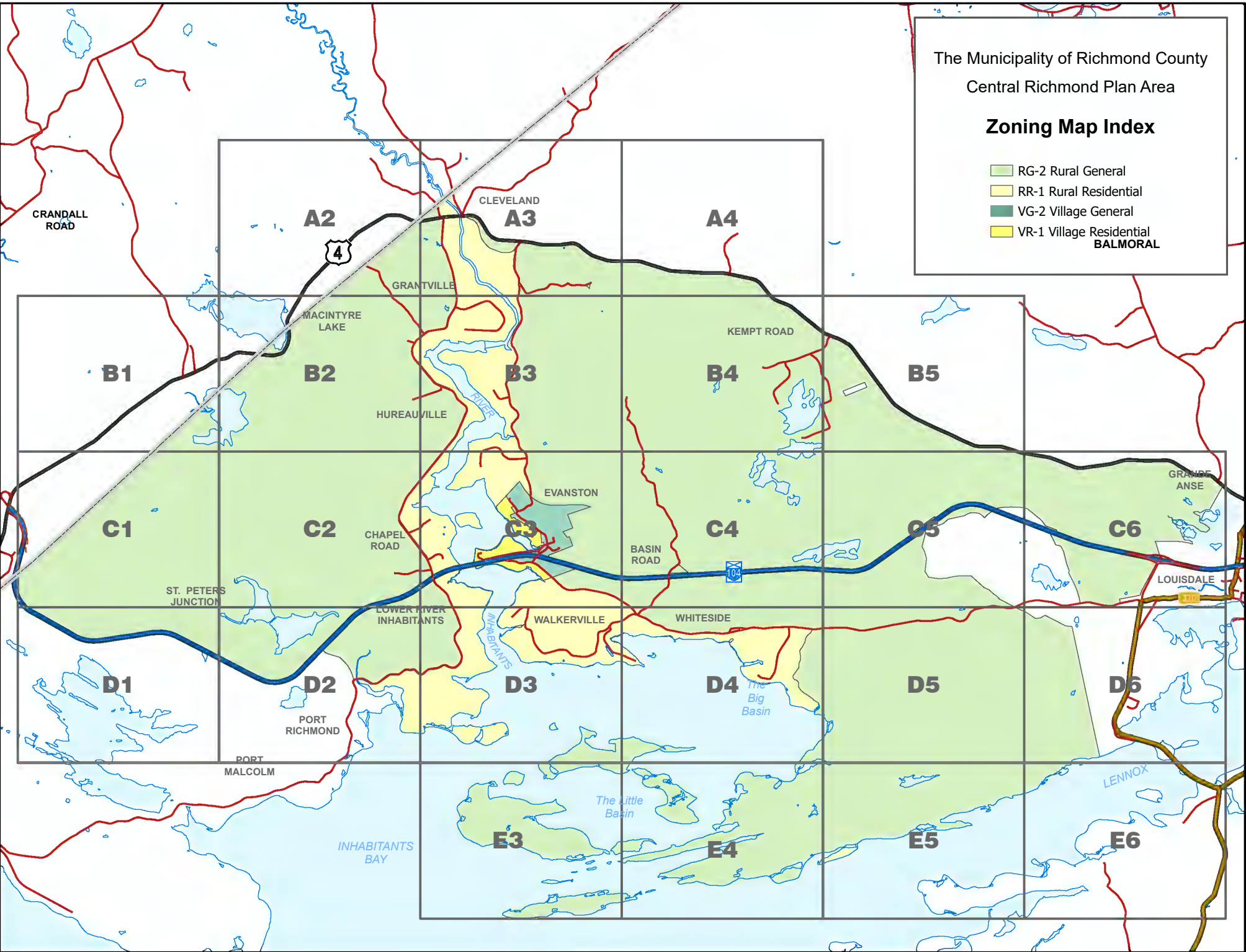
- a) Notwithstanding the above, in cases where these requirements prohibit a building from being placed anywhere on the property and specifically on lots with a lot depth of less than one hundred forty feet (140'), both the front lot requirement and the water setback may be varied but in no case will the setbacks be varied by more than twenty (20) percent.

The Municipality of Richmond County
Central Richmond Plan Area

Zoning Map Index

- RG-2 Rural General
- RR-1 Rural Residential
- VG-2 Village General
- VR-1 Village Residential

BALMORAL



November 17, 2025

To: Municipal Clerks and Chief Administrative Officers

Re: Amendments to the Nova Scotia Building Code Regulations

I am writing to give you formal notice of proposed amendments pursuant to the Building Code Act, R.S. N.S. 1989, Chapter 46 which will come into effect on or about February 1, 2026.

The proposed amendments will name evaluation services that can be relied on by Building Officials to assess new and innovate products, materials and systems for compliance to the National Building Code. There are also some corrections to cross references and other editorial items that have been identified which will be done at this time.

Please find enclosed a copy of the proposed amendments to the Regulations. This will be advertised in the Royal Gazette Part 1 in Nova Scotia.

The Building Code Act requires that the proposed amendments be circulated to each municipality and be made available to the public. Copies of the regulations are available on our website: <https://novascotia.ca/building-code-regulations-public-notice/>

Written comments on the proposed amendments to the regulations are welcome and should be forwarded via email on or before January 2, 2026, to the attention of the Senior Advisor, Codes & Standards at:

buildingcodes@novascotia.ca

Please note that included in the recent amendments to the *Building Code Act* is the ability to notify municipalities electronically via email rather than mail. This method will be used going forward.

Sincerely,



Joe Rogers
Senior Advisor,
Codes & Standards

Schedule "A"

**Amendment to the *Nova Scotia Building Code Regulations*
made by the Minister of Housing under Section 4
of Chapter 46 of the Revised Statutes of Nova Scotia, 1989,
the *Building Code Act***

- 1 Section 59 of the *Nova Scotia Building Code Regulations*, N.S. Reg. 198/2024, made by order of the Minister of Municipal Affairs and Housing dated September 20, 2024, is repealed and the following Section substituted:

Sentence 1.1.1.1.(2) (Application of this Code) replaced

59 Sentences 1.1.1.1.(2) and (3) (Part 1 of Division A) of the *National Building Code* are repealed and replaced with the following:

- 2) Except as provided in Section 10A of the *Nova Scotia Building Code Regulations*, the *Code* applies to both site-assembled and factory-constructed *buildings*. (See Note NS-10A, NSBCR).
- 3) Farm *buildings* shall conform to the requirements in the *National Farm Building Code 1995*.

- 2 The regulations are further amended by adding the following Section immediately after Section 59:

Article 1.2.1.3. (Prescribed Organizations) added

59A Subsection 1.2.1. (Part 1 of Division A) of the *National Building Code* is amended by adding the following Article immediately after Article 1.2.1.2.:

1.2.1.3. Prescribed Organizations

- 1) A product evaluation report issued by an organization prescribed in Sentence (2) may be accepted for the purpose of Section 11A of the Act.
- 2) The following organizations are prescribed for the purpose of issuing a product evaluation report:
 - a) Canadian Construction Materials Centre (CCMC),

(a) repealing Sentence 3.8.3.6.(17) and substituting the following Sentence:

17) Except for facilities for persons with cognitive disabilities such as dementia, doorways leading from a *public corridor* or a corridor used by the public that provide access to a public area or an *exit* shall be provided with a door or door frame that has a readily apparent visual contrast with adjacent wall surfaces. (See Note A-3.8.3.6.(17), NBC) (See also Note A-3.4.6.11.(4), NBC).

(b) striking out “9.38.” in Clause 3.8.4.1.(2)(b) and substituting “9.39.”; and

(c) striking out “3.8.2.3.(7)” in Clause 3.8.4.1.(2)(c) and substituting “3.8.3.1.(7)”.

12 The table in Schedule “D” to the regulations is amended in the row beginning with “34” by

(a) striking out “50%” under the column titled “NBC Requirement” and substituting “100%”; and

(b) striking out “Where” under the column titled “Alternative Compliance Methods” and substituting “Except for Group A, assembly occupancies, where”.

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 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	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	Report on how to consolidate Rich.Co. Land Use By-laws/ 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	Complete	PAC

652	Accessory Buildings in Front /that Council accept the recommendation of the Planning Advisory/Heritage Committee and direct EDPC staff to remove anything that doesn't permit an accessory or any structure to be built in the front yard, maintaining the current setback, in the Plan Richmond, Plan Isle Madame, Plan St. Peter's, and Plan West Richmond.	11-25-2025	EDPC Staff	Immediate	In Progress	PAC
653	Statements to remove anything that doesn't permit an accessory or any structure to be built in the front yard / direct EDPC staff to prepare amending pages to remove section 6.3(3)(c) from the Central Richmond Land Use By-law, and subsequently that staff report back on statements to remove anything that doesn't permit an accessory or any structure to be built in the front yard, maintaining the current setback, in the Central Richmond Plan.	11-25-2025	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