



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

Planning Advisory/Heritage Committee Meeting

Tuesday, June 2, 2026

6:00 p.m.

Council Chambers

AGENDA

1. Call to order
2. Approval of the agenda
3. Review of the Minutes, Re:
 - a) April 20, 2026
4. Staff Report, Re:
 - a) Consolidating Richmond County Planning Documents
5. Correspondence, For Information Only
 - a) Province of Nova Scotia - Traffic Safety Act: What the Municipal Traffic Authorities Need to Know (draft)
6. Adjournment

Planning Advisory/Heritage Committee Meeting

April 20, 2026

Location: Council Chambers

Present: Warden Lois Landry, Councillor Brent Sampson, Councillor Brian Marchand, Councillor Shawn Samson,

Staff Present: Troy MacCulloch, CAO, Shelley David, Municipal Clerk

Also Present: John Bain, Director, Eastern District Planning Commission (EDPC), Hetvi Joshi, Assistant Planner, EDPC

Regrets: Deputy Warden Amanda Mombourquette, Robbin Cotton, Appointed Member, Robert Wambolt, Appointed Member

1. Call to order
Councillor Brent Sampson called the meeting to order at 6:01 p.m.
2. Approval of the Agenda
Moved by Warden Lois Landry, seconded by Councillor Shawn Samson, that the agenda be approved.
Motion carried.
3. Review of the Minutes, Re:
 - a) February 3, 2026
Moved by Warden Lois Landry, seconded by Councillor Shawn Samson, that the February 3, 2026, Planning Advisory/Heritage Committee meeting minutes be adopted.
Motion carried.
 - b) March 9, 2026
Moved by Councillor Shawn Samson, seconded by Councillor Brian Marchand, that the March 9, 2026, Planning Advisory/Heritage Committee meeting minutes be adopted.
Motion carried.
4. Staff Report, Re: Consolidating Richmond County Planning Documents
John Bain led the review of the staff report. Discussion ensued, and it was the consensus of the Committee that the next step would be for EDPC staff to present a



matrix of zoning and a review of the mapping.

5. Next Meeting Date: June 2, 2026

6. Adjournment

There being no further business, the Chair adjourned the meeting at 7:18 p.m.

Chairperson

Municipal Clerk

DRAFT

To: **Richmond County Planning Advisory Committee**
From: **Planning Staff (EDPC)**
Date: **June 2, 2026**
Reference: **RI-635 Consolidating Richmond County Planning Documents**

Based on the discussions at the PAC meeting held on April 20, 2026, EDPC staff propose the zones and designations outlined below, including as-of-right permitted uses, uses permitted through Site Plan Approval, and uses permitted through Development Agreement under each zone. Please note the points provided below:

1. Conservation zone, Agricultural potential zone and lakeshore zone removed from Plan Richmond.
2. Serviced centre designation and general zones will remain as established in Plan Richmond.
3. Industrial designation will be incorporated into the Plan Richmond document, consistent with the provisions of the West Richmond document.
4. Zoning and designation changes for Central Richmond, Isle Madame, and West Richmond (excluding Industrial zones and designations) will align with the Plan Richmond.
5. Further discussion is required regarding the St. Peter's designation — specifically whether to establish a single Serviced Centre designation or retain the existing three-designation structure.

PLAN RICHMOND – DESIGNATIONS AND ZONES	
RURAL	
Rural General Zone	RG
Rural Commercial Zone	RC
Rural Industrial Zone	RM
HAMLET	
Hamlet Residential	HR
Hamlet Core	HC
SOURCED WATER	
Sourced water protection	WP
SERVICED CENTRE	
Main Street Zone	MS
General Centre Zone	GD
Residential Zone	R
Light industrial centre zone	MI
GENERAL ZONES	
Fishing Zone	RF
Parks and open spaces	PO
Commercial recreation zone	CR
Highway commercial zone	HWY
Institutional zone	I
INDUSTRIAL	
Light Industrial	I-1
Port Industrial	I-2
Heavy Industrial	I-3
Heavy Industrial Restricted	I-4

CENTRAL RICHMOND	
EXISTING	PROPOSED
RURAL	
Rural Residential (RR- 1)	Rural General- RG
Rural General (RG-2)	Rural commercial- RC
HAMLET	
Village Residential (VR-1)	Hamlet Residential- HR
Village General (VG-2)	Hamlet core- HC

ISLE MADAME	
EXISTING	PROPOSED
RURAL	
Rural General (RG)	Rural General- RG
Rural Industrial (RI)	Rural Industrial – RI

Rural Resource (RR)	Rural General- RG
HAMLET	
Village Low Density Residential (VR-1)	Hamlet Residential- HR
Village Residential Multiple Unit (VR-2)	Hamlet Residential- HR
Village Commercial (VC)	Hamlet core- HC
Village Light Industrial (VLI)	Hamlet core- HC
Village Mixed Use (VMU)	Hamlet core- HC
Village Agriculture (VA)	-
Village Recreation Open Space (VO)	Open Space- OS
OPEN SPACE	
Recreation Open Space (O1)	Open Space- OS

ST. PETER'S	
RESIDENTIAL	RURAL
Residential Village (R1)	Residential Zone- R
Residential Rural (R2)	General centre- GD
Residential Multi-Unit (R3)	Residential Zone- R
Mini Home Park	
COMMERCIAL	
Downtown Commercial (C-1)	Main Street
Mixed use (C-2)	Residential Zone- R
Rural Commercial (RC-1)	Rural Commercial Zone
OPEN SPACE	
Open Space (OS)	Open Space- OS

WEST RICHMOND	
EXISTING	PROPOSED
RESIDENTIAL	RURAL
Residential (R-1)	Rural General- RG
Open Space (OS)	Open Space- OS
INDUSTRIAL	
Light Industrial (I-1)	Light Industrial – I-1
Port Industrial (I-2)	Port Industrial- I-2
Heavy Industrial (I-3)	Heavy Industrial- I-3
Heavy Industrial Restricted (I-4)	Heavy Industrial Restricted- I-4
LANDRIE LAKE WATERSHED	SOURCED WATER
Watershed Protection (W1)	Watershed protection – WP
Watershed Protection Periphery (W2)	Watershed protection – WP

AS OF RIGHT

AS OF RIGHT (AOR)				
PLAN RICHMOND	CENTRAL RICHMOND	ISLE MADAM	WEST RICHMOND	SUGGESTION
<u>RURAL GENERAL</u>	RURAL RESIDENTIAL	RURAL GENERAL RURAL RESOURCE	RESIDENTIAL	
As mentioned in Plan Richmond	Campgrounds permitted though DA	Small scale campgrounds permitted AOR.	Mobile Home Parks AOR.	Permit campgrounds through SPA.

AS OF RIGHT (AOR)				
PLAN RICHMOND	CENTRAL RICHMOND	ISLE MADAM	WEST RICHMOND	SUGGESTION
<u>RURAL COMMERCIAL</u>	RURAL GENERAL	NO RURAL COMMERCIAL IN IM	NO RURAL COMMERCIAL IN WR	
As mentioned in Plan Richmond	Campgrounds and Mobile Home Parks through DA	-	-	Can keep RC zone as it is.

AS OF RIGHT (AOR)				
PLAN RICHMOND	CENTRAL RICHMOND	ISLE MADAM	WEST RICHMOND	SUGGESTION
<u>HAMLET RESIDENTIAL</u>	VILLAGE RESIDENTIAL	VILLAGE LOW DENSITY RESIDENTIAL VILLAGE RESIDENTIAL MULTI UNIT	NO HAMLET RESIDENTIAL IN WR	
As mentioned in Plan Richmond	Tourist Cabins Multiple Dwellings with five or more	Multi Unit dwelling more than 12 units through DA.	-	Keep HR zone as it is. Accommodation – up to 3 units are permitted as of right, in turn

	units through DA.			permitting tourist cabins. Dwelling upto 5 or 6 units permitted through SPA accommodating for village residential (CR). Isle Madame uses not permitted.
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DA				
PLAN RICHMOND	CENTRAL RICHMOND	ISLE MADAM	WEST RICHMOND	SUGGESTION
<u>HAMLET CORE</u>	VILLAGE GENERAL	VILLAGE COMMERCIAL VILLAGE LIGHT INDUSTRIAL VILLAGE MIXED USE	NO HAMLET CORE IN WR	
As mentioned in Plan Richmond	All uses included in Plan Richmond	oil and gas storage and distribution.	-	Keep plan Richmond hamlet core as it is. Oil and gas storage and distribution can be accommodated in some other form.

BY DEVELOPMENT AGREEMENT

DA			
PLAN RICHMOND	CENTRAL RICHMOND	ISLE MADAM	WEST RICHMOND
<u>RURAL GENERAL</u>	RURAL RESIDENTIAL	RURAL GENERAL RURAL RESOURCE	RESIDENTIAL
Accommodations as Home-based Business with 6 or more units – MPS Policy 4-8 Energy Generation Systems – MPS Policy 5-56	Medium Intensity Industrial uses. Tourist Cabins, Campgrounds and Mobile Home Parks.	Multi Unit dwelling more than 12 units Resource industrial uses and medium industrial uses with a total floor area of 5,000 square	No provision of DA in residential zone in WR.

DA			
PLAN RICHMOND	CENTRAL RICHMOND	ISLE MADAM	WEST RICHMOND
<u>RURAL COMMERCIAL</u>	RURAL GENERAL	NO RURAL COMMERCIAL IN IM	NO RURAL COMMERCIAL IN WR
Energy Generation Systems – MPS Policy 5-56	Campgrounds and Mobile Home Parks	-	-

DA			
PLAN RICHMOND	CENTRAL RICHMOND	ISLE MADAM	WEST RICHMOND
<u>HAMLET RESIDENTIAL</u>	VILLAGE RESIDENTIAL	VILLAGE LOW DENSITY RESIDENTIAL VILLAGE RESIDENTIAL MULTI UNIT	NO HAMLET RESIDENTIAL IN WR
Accommodations as Home-based Business with 6 or more units – MPS Policy 4-8 Energy Generation Systems – MPS Policy 5-56	Tourist Cabins Multiple Dwellings with five or more units	Multi Unit dwelling more than 12 units	-

DA			
PLAN RICHMOND	CENTRAL RICHMOND	ISLE MADAM	WEST RICHMOND
<u>HAMLET CORE</u>	VILLAGE GENERAL	VILLAGE COMMERCIAL VILLAGE LIGHT INDUSTRIAL VILLAGE MIXED USE	NO HAMLET CORE IN WR
Energy Generation Systems – MPS Policy 5-56	Tourist Cabins Multiple Dwellings with five or more units Campgrounds and Mobile Home Parks Medium-intensity industrial uses as listed on Appendix “D”.	Multi Unit dwelling more than 12 units fish processing uses and light industrial fabrication and sales uses within Village Mixed Use (VMU) zone	-

BY SITE PLAN APPROVAL

SPA			
PLAN RICHMOND	CENTRAL RICHMOND	ISLE MADAM	WEST RICHMOND
<u>RURAL GENERAL</u>	RURAL RESIDENTIAL	RURAL GENERAL RURAL RESOURCE	RESIDENTIAL
No provision of SPA under Rural General	No provision of SPA But requirement for mobile home parks	No provision of SPA But requirement for Industrial uses, Multi-unit residential RV as seasonal dwellings Small scale campgrounds coasts lakes and watercourses	No provision of SPA

SPA			
PLAN RICHMOND	CENTRAL RICHMOND	ISLE MADAM	WEST RICHMOND
<u>RURAL COMMERCIAL</u>	RURAL GENERAL	NO RURAL COMMERCIAL IN IM	NO RURAL COMMERCIAL IN WR
Boarding (Rooming) Houses – 7 to 12 sleeping units per lot Dwelling – 7 to 12 dwelling units per lot Restaurant – Drive-through	No provision of SPA But requirement for mobile home parks	-	-

SPA			
PLAN RICHMOND	CENTRAL RICHMOND	ISLE MADAM	WEST RICHMOND
<u>HAMLET RESIDENTIAL</u>	VILLAGE RESIDENTIAL	VILLAGE LOW DENSITY RESIDENTIAL VILLAGE RESIDENTIAL MULTI UNIT	NO HAMLET RESIDENTIAL IN WR
Dwelling – 5 to 6 dwelling units per lot	No provision of SPA But requirement for mobile home and mini homes, multi-	No provision of SPA But requirement for semi detached and multi-unit dwelling,	-

<p>Boarding (Rooming) House – 5 to 6 sleeping units per lot</p>	<p>unit and row house, farm and stables and barns and kennels</p>	<p>churches and cemeteries, community centres, cottage establishments, day care centres and indoor and outdoor skating rinks.</p> <p>Requirements in VR-2 for multiple unit dwellings with a maximum of twelve (12) dwelling unit, medical clinics, nursing homes, police, ambulance and fire stations and schools.</p>	
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SPA			
PLAN RICHMOND	CENTRAL RICHMOND	ISLE MADAM	WEST RICHMOND
<p><u>HAMLET CORE</u></p>	<p>VILLAGE GENERAL</p>	<p>VILLAGE COMMERCIAL VILLAGE LIGHT INDUSTRIAL VILLAGE MIXED USE</p>	<p>NO HAMLET CORE IN WR</p>
<p>Automobile Sales Boarding (Rooming) Houses – over 6 sleeping units per lot Dwelling – over 6 dwelling units per lot Restaurants – Drive-through</p>	<p>No provision of SPA But requirement for mobile home and mini homes, mobile home parks, multi-unit and row house, farm and stables and barns and kennels</p>	<p>No provision of SPA But requirement for dwellings four (4) or more units.</p>	<p>-</p>

5. Correspondence – For Information Only

(a) Province of Nova Scotia -Traffic Safety Act: What the Municipal Traffic Authorities Need to Know (draft)

A draft document from the Province has been circulated to members of the Committee for informational purposes. The document is not included in the meeting package. The Province will make the information publicly available once the official regulations are released.