



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

Planning Advisory/Heritage Committee Meeting

Tuesday, July 14, 2026

6:00 p.m.

Council Chambers

AGENDA

1. Call to order
2. Approval of the agenda
3. Review of the Minutes, Re:
 - a) June 2, 2026
4. Discussion:
 - a) Draft Rural General Zone: Policy and Zone Mapping
5. Old Business
 - a) Nova Scotia Regulatory and Appeals Board Order, Re: Changes to the Schedule of Rules and Regulations Governing the Supply of Water and Water Services
6. Adjournment

Planning Advisory/Heritage Committee Meeting

June 2, 2026

Location: Council Chambers

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

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: Robert Wambolt, Appointed Member

1. Call to Order
Councillor Brent Sampson called the meeting to order at 6:00 p.m.
2. Approval of the Agenda
Moved by Councillor Brian Marchand, seconded by Councillor Lois Landry, that the agenda be approved.
Motion carried.
3. Review of Minutes, Re:
 - a) April 20, 2026
Moved by Warden Lois Landry, seconded by Councillor Brian Marchand, that the April 20, 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. The Committee agreed that the next step would be for EDPC staff to present a report on reducing the number of zones in the Rural and Hamlet designations and include information on the Source Water designation.



5. Correspondence, For Information Only, Re: Province of Nova Scotia Traffic Safety Act: What the Municipal Traffic Authorities Need to Know (draft)

For information only.

6. Next Meeting Date:

The next meeting date is to be determined.

7. Adjournment

There being no further business, the Chair adjourned the meeting at 7:39 p.m.

Chairperson

Municipal Clerk

NOVA SCOTIA REGULATORY AND APPEALS BOARD**IN THE MATTER OF THE PUBLIC UTILITIES ACT**

-and-

IN THE MATTER OF AN APPLICATION by the **MUNICIPALITY OF THE COUNTY OF RICHMOND** on behalf of its **WATER UTILITY**, for approval of amendments to its Schedule of Rules and Regulations

BEFORE:

Bruce H. Fisher, MPA, CPA, Member

ORDER

The current Schedule of Rules and Regulations Governing the Supply of Water and Water Services provided by the Municipality of the County of Richmond Water Utility was approved by the Board in an Order dated June 28, 2024, effective July 1, 2024.

In a letter to the Board dated April 23, 2026, the Municipality of the County of Richmond requested Board approval to replace Regulation 23 (Improper Use or Waste of Water) of its Water Utility's Schedule of Rules and Regulations with revised language to encourage additional housing development by reducing the cost to service an accessory unit.

In response to Board staff Information Requests (IRs), signed application documents were provided by the Municipality of the County of Richmond on May 26, 2026. The response to the IRs requested the following revised wording, adding the clause "...except that a single service may be used to provide water to a single-family dwelling and an Accessory Dwelling Unit, where zoning allows" to Regulation 23:

23. IMPROPER USE OR WASTE OF WATER: No customer shall permit the improper use or waste of water, such as:

- a) providing water to more than one single family dwelling and /or apartment building from a single service, except that a single service may be used to provide water to a single-family dwelling and an Accessory Dwelling Unit, where zoning allows;
- b) selling or giving water to any person except upon such conditions and for such purposes as may be approved in writing by the Utility.

It was further requested to include the following definition in the Water Utility's Schedule of Rules and Regulations:

“Accessory Dwelling Unit” means a self-contained secondary residential unit located on the same lot as a primary dwelling.

Although not a requested amendment to the Water Utility’s Schedule of Rules and Regulations, the IR responses also provided a definition of “Service” or “Service Connection” as:

“Service” or “Service Connection” means one connection from the Utility’s water main supplying water through one service pipe to a building or property.

The IR responses further clarified that the intent of clause b) of Regulation 23 is to prevent customers from having unauthorized extensions to adjacent lots or additional dwellings, and not to prevent the casual supply of water such as temporarily helping those experiencing water supply issues or assisting neighbours with activities requiring water. Based on this, the Board has revised Clause 23b) to read:

- b) selling or recurring giving of water to any person except upon such conditions and for such purposes as may be approved in writing by the Utility.

The Board has reviewed the application and is satisfied that the proposed amendment to Regulation 23, the proposed addition of the definition of “Accessory Dwelling Unit”, the provided definition of “Service” or “Service Connection”, and the revision to Clause 23b), noted above, should be approved and included in the Water’ Utility’s Schedule of Rules and Regulations.

The Board approves these amendments to the Schedule of Rules and Regulations effective June 17, 2026.

The Board directs the Municipality of the County of Richmond to file the amended Schedule “D” (Schedule of Rules and Regulations Governing the Supply of Water and Water Services), including the revisions noted above, with the Board and to notify its Water Utility customers of the addition of these amendments in their next water bill, and through the Water Utility’s website and social media.

DATED at Halifax, Nova Scotia, this 17th day of June 2026.

I CERTIFY THAT THE WITHIN IS A TRUE
AND CORRECT COPY OF THE ORIGINAL

Pamela McGarrigle
Clerk of the Board

DATED THIS 17 DAY OF June, 2026

Pamela McGarrigle
Pamela E. McGarrigle, Clerk of the Board
Nova Scotia Regulatory and Appeals Board