



Planning Advisory/Heritage Committee Meeting

Tuesday, September 15, 2026

6:00 p.m.

Council Chambers

AGENDA

1. Call to order
2. Approval of the agenda
3. Review of the Minutes, Re:
 - a) July 14, 2026
4. Discussion:
 - a) Draft Municipal Planning Strategy and Land Use By-law: Rural General Zone
5. Adjournment



THE MUNICIPALITY
OF THE COUNTY OF

LA MUNICIPALITÉ
DU COMTÉ DE

RICHMOND

Planning Advisory/Heritage Committee Meeting

July 14, 2026

Location: Council Chambers

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

Staff Present: Troy MacCulloch, CAO

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

Regrets: Councillor Shawn Samson, 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 appointed member Robbin Cotton, that the agenda be approved.
Motion carried.
3. Review of Minutes, Re:
 - a) June 2, 2026
Moved by Deputy Warden Amanda Mombourquette, seconded by Warden Lois Landry, that the June 2, 2026, Planning Advisory/Heritage Committee meeting minutes be adopted.
Motion carried.
4. Discussion: Draft Rural General Zone: Policy and Zone Mapping
John Bain led the review of the draft Rural General Zone and related policy. Discussion followed regarding permitted uses in the Rural General Zone. Following discussion, the Committee reached consensus that EDPC staff would update the permitted uses for the Rural General Zone, as discussed, for review at the next meeting.



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

For information purposes.

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 8:15 p.m.

Chairperson

Municipal Clerk

Municipality of Richmond County

Municipal Planning Strategy

and

Land Use By-law

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

From: **Planning Staff (EDPC)**

Date: **September 15, 2026**

Reference: **RI-635 Consolidating Richmond County Planning Documents – Draft**
Rural General (RG) Zone and Policy.

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Municipality of Richmond County
MUNICIPAL PLANNING STRATEGY

Please refer to **Appendix A** for existing zones being converted to Rural General (RG).

This is a draft policy and zoning bylaw for Rural Designation.

Rural Designation

The Rural Designation and Permitted Zones

The varying, unique landscape of the Municipality of the County of Richmond has been vital in shaping the history, culture, and economy of the community. Forests, agricultural lands, marshes, beaches, and inland watercourses and waterbodies dominate the landscape.

These lands are often associated with the resource-based industries— forestry, fishing, and agriculture make up a significant portion of the municipality’s economy, while low density residential development, varying commercial and industrial uses, marine-based development, and recreational properties are also present in these areas of the municipality. These land uses are often characterized by development on large lots.

While the adoption of this Municipal Planning Strategy will result in land use controls placed on the rural areas of the municipality, it is Council’s intention to limit the scope of land use regulations to ensure rural and resource-based land uses can continue with relative ease all the while establishing a framework to reduce the potential for land use conflicts and to promote sustainable growth and development.

The Rural Designation is meant to guide land use planning and development decisions with respect to the rural lands in the municipality.

Policy 1-1: Council shall, on Schedule ‘A’, the Future Land Use Map, designate as “Rural” lands that are rural in nature and which accommodate residential development, resource-based uses, or are undeveloped or are not serviced by central water or sewer.

Policy 1-2: Council shall, on the maps of the Land Use By-law, permit the following zones in the Rural Designation:

- a) Dwellings with more than 12 dwelling units per lot in:
 - i. the Rural General (RG) Zone according to Policy 2-6;
- b) Energy Generation Systems in:
 - i. the Rural General (RG) Zone according to Policy 2-7;
 - ii. the Highway Commercial (HWY) Zone according to Policy 3-3
- c) Heavy Industrial Uses on lots larger than 10,000 m² in:
 - i. the Rural General (RG) Zone according to Policy 2-8
- d) Solid Waste Disposal Facilities

- i. the Rural General (RG) Zone according to Policy 2-9
- b) **Rural General Zone,**
- c) Highway Commercial Zone
- d) Source Water Protection Zone
- e) Source Water Protection 2 Zone

Policy 1-3: Council shall, on the maps of the Land Use By-law, permit the following overlays in the Rural Designation:

- a) Agriculture Potential Overlay
- b) Conservation Overlay
- c) Sporting Mountain Overlay

Policy 1-4: Council shall, under the Rural Designation, consider permitting the following uses by site plan approval:

- a) Campgrounds in:
 - i. the Rural General (RG) Zone according to Land use By-law Section 29.3;
- b) Dwellings with 7 to 12 dwelling units per lot in:
 - i. the Rural General (RG) Zone according to Land use By-law Section 29.2;
- c) Scrap Yards in:
 - i. the Rural General (RG) Zone according to Land use By-law Section 29.4;

Policy 1-5: Council shall consider proposals to amend the maps of the Land Use By-law to rezone lands in the Rural Designation from:

- a) the Rural General (RG) Zone to the Highway Commercial (HWY) Zone subject to Policy 3-2 and Policy 7-22
- b) the Highway Commercial (HWY) Zone to the Rural General (RG) Zone subject to Policy 8-2

Policy 1-6: Council shall consider, under the Rural Designation, consider permitting the following uses by development agreement:

- e) Dwellings with more than 12 dwelling units per lot in:
 - i. the Rural General (RG) Zone according to Policy 2-6;
- f) Energy Generation Systems in:
 - i. the Rural General (RG) Zone according to Policy 2-7;
 - ii. the Highway Commercial (HWY) Zone according to Policy 3-3
- g) Heavy Industrial Uses on lots larger than 10,000 m² in:
 - i. the Rural General (RG) Zone according to Policy 2-8
- h) Solid Waste Disposal Facilities

- i. the Rural General (RG) Zone according to Policy 2-9

Rural General Zone

Much of the municipality's landscape remains undeveloped or is used for traditional resource-based activities such as forestry or aggregate extraction. These types of uses occur along the major roads and highways or in the inland areas away from major transportation routes. In the case of the latter, these resource areas are accessed from a series of interconnecting 'back roads' that allow commercial trucks to move to and from the extraction sites. Because of the rural nature of the municipality, these types of uses are expected to take place here.

Where residential development does occur, it usually locates along (or near) the major roads and highways in the municipality such as Highway 4 and St. Peter's Fourchu Road. Because of the limited land use controls that have existed in parts of the municipality, commercial and industrial developments may also be present. Council intends to permit a range of uses in the Rural General Zone, including limited commercial and industrial uses, that coincide with the mixed development pattern that was traditionally established.

Policy 2-1: The Rural General Zone shall be applied on the zoning map of the Land Use By-law to those areas of the municipality which support resource-based uses, low-density development, or are undeveloped.

Policy 2-2: Council shall, through the Land Use By-law, establish the Rural General Zone. This land use zone is intended to support residential, commercial, and industrial land uses, in addition to resource-based uses, including, but not limited to, forestry and agriculture, and limited development on existing transportation routes and private roads.

Policy 2-3: Council shall, through the Land Use By-law, permit Accessory Agriculture Uses, Home-based Business – Level I and Level II, Kennels, Light Industrial, Self-Storage Facilities and Storage Buildings by the conditions placed upon it, is equally or less impactful to the surrounding area in terms of noise, odour, traffic generation, and aesthetics than the use it replaces.

Policy 2-4: Council shall consider, by site plan approval review, proposals for campgrounds, dwellings with 7 to 12 dwelling units, and scrap yards within the Rural General (RG) Zone subject to the site plan approval criteria found in the Land Use By-law.

Policy 2-5: Council shall consider rezoning the Rural General Zone to the Highway Commercial Zone by amendment to the Zoning Map of the Land Use Bylaw. In considering such amendments, Council shall have regard that the proposal complies with Policy 7-22.

Policy 2-6: Council shall consider entering into a development agreement to enable proposals for residential developments with more than 12 dwelling units per lot in the Rural General (RG) Zone. When considering such developments, special considerations shall be given to the following:

- a) landscaping, fencing or similar visual barriers shall be provided around structures, parking, and open storage areas including solid waste facilities to minimize visual impacts and privacy intrusion on surrounding residential properties to a reasonable extent;
- b) where possible, on-site vegetation shall be retained and incorporated into the site landscaping, particularly for protection of environmentally sensitive or significant areas;
- c) mature trees on the lot shall be preserved whenever possible;
- d) where a sidewalk, trail, or similar walking path is available abutting the subject site, the primary entrance(s) of all dwelling units shall be connected to such walking paths by a means of a barrier free (accessible) pedestrian walkway at least 1.5 metres (4.92 feet) in width and paved with asphalt, concrete, bricks, or interlocking pavers;
- e) other pedestrian walkways shall be clearly delineated on the property and allow for efficient movement throughout the site;
- f) vehicle circulation on-site shall be designed to support efficient movement, enable emergency services access and avoid obvious points of conflict;
- g) stormwater runoff from impervious areas is appropriately managed and unlikely to cause disturbance on neighbouring properties; and
- h) the proposal complies with the general development agreement review Policy 7-22.

Policy 2-7: Council shall consider entering into a development agreement to enable energy generation systems within the Rural General (RG) Zone, subject to Policy 7-22.

Policy 2-8: Council shall consider entering into a development agreement to enable heavy industrial uses on lots 10,000 square metres or greater within the Rural General (RG) Zone, subject to Policy 7-22.

Policy 2-9: Council shall consider, by development agreement, proposals for non-municipal solid waste disposal sites within the Rural General (RG) Zone, except within the Sporting Mountain Overlay where solid waste uses shall not be permitted, provided Council is satisfied the proposal:

- a) has an adequate level of servicing, including, but not limited to, firefighting capacity, for the scale of the proposed use;

- b) can be adequately scaled if future expansions are necessary;
- c) supports the municipality's general approach to solid waste disposal; and
- d) conforms to the general "Development Agreement" policies section in this plan.

Highway Commercial Zone

As a highly visited area of the province, the land along highways and, in particular, highway exits and interchanges can be excellent locations for commercial businesses that benefit from easy access to the highway system. These areas are often highly visible and integrated into the broader transportation network, meaning they can accommodate a range of uses that serve the travelling public. In Richmond County, this includes areas along Highway 104. However, with a limited number of highway interchanges in the municipality, Council wishes to preserve these areas for commercial uses that cater to the travelling public or those that require direct access to the highway system, such as an ambulance depot.

Policy 3-1: Council shall, through the Land Use By-law, establish the Highway Commercial Zone, which is intended to be applied at major highway intersections to accommodate uses that cater to the travelling public or depend on direct access to the highway system.

Policy 3-2: Council may consider, through amendments to the Land Use By-law, requests to rezone lands to the Highway Commercial Zone within any designation, provided Council is satisfied that:

- a) that the property being considered is situated within 1 kilometre of Highway 104;
- b) vehicle circulation on-site can be designed to support efficient movement, enable emergency service access, and avoid obvious points of conflict;
- c) that stormwater runoff from impervious areas can be appropriately managed and is unlikely to cause disturbance on neighbouring properties;

Policy 3-3: Council shall consider entering into a development agreement to enable energy generation systems within the Highway Commercial (HWY) Zone, subject to Policy 7-22.

Agriculture Potential Overlay

Municipalities in Nova Scotia are, by way of the Municipal Government Act, required to identify and protect high-value agricultural soils, which is defined as Class 2, Class 3, and actively farmed Class 4 soils as identified by the Canada Land Inventory (Nova Scotia has no Class 1 soils).

The Municipality of the County of Richmond does not have a significant amount of high-quality, arable land, though there are areas with soils capable of supporting agriculture. The areas south of Sporting Mountain and the most western areas along the Bras d'Or Lakes contain Class 3 soils in the municipality.

Soils are not always a good indication of agricultural activity. Poor climate or difficult terrain can make otherwise fertile soils unsuitable for farming, while some crops (such as blueberries) thrive on very poor soils.

Council recognizes the importance of agriculture to the municipality and the need to ensure active agricultural lands and lands with agricultural potential are protected for the long-term benefit of residents in the municipality and the province beyond. Council also recognizes that the climate and terrain within the municipality do not always align with good soils. As a result, Council will establish the Agriculture Potential Overlay. The overlay is intended to identify good agricultural soils, as well as well established agricultural areas that are not located on “good” soils, and prioritize agricultural activities in these areas. However, rather than take an overly strict approach to other types of development in these areas, Council will focus on avoiding the fragmentation of lands with agricultural potential by permitting other uses but directing such development to established roads.

Policy 4-1: Council shall, through the Land Use By-law, establish the Agriculture Potential Overlay. This land use overlay is intended to prioritize agricultural development on good agricultural soils as well as well established agricultural areas even if they are not located on ideal agricultural soils.

Policy 4-2: The Agriculture Potential Overlay shall initially be applied on the zoning map of the Land Use By-law to all Class 2, Class 3, and active Class 4 soils in the municipality as identified in the Canada Land Inventory.

Policy 4-3: Council shall, through the Land Use By-law, prohibit development, with the exception of agricultural or forestry development, on private roads, created after the adoption of this plan, that provide access or are intended to provide access to more than six lots in the Agriculture Potential Overlay.

Conservation Overlay

The Conservation Overlay is intended to protect ecological integrity and ecosystem and natural services that make Richmond County a spectacular place to live and visit. Permitted land uses and development in the Conservation overlay will be very limited to minimize potential disturbances to environmentally or culturally sensitive and significant areas.

Policy 5-1: Council shall, through the Land Use By-law, establish the Conservation overlay. This land use overlay is intended to protect environmentally and culturally sensitive and significant areas. Land uses permitted in the Conservation overlay shall be limited to low-impact recreational uses and uses dedicated to the scientific or cultural study of the conservation areas.

Policy 5-2: Council shall, on the zoning map of the Land Use By-law, apply the Conservation overlay to all lands within the Rural Designation.

Sporting Mountain Overlay

In addition to all other regulations of this By-law, the area within the Sporting Mountain Overlay, shall be subject to the provisions of this Section.

Policy 6-1: Notwithstanding anything else in this By-law, heavy industrial uses shall be prohibited within the Sporting Mountain Overlay.

Policy 6-2: Notwithstanding the requirements of this By-law, any proposal that includes a light industrial use within the Sporting Mountain Overlay shall:

- a) not be located within 100.0 metres (328.08 feet) of the high watermark of the Bras d'Or Lakes; and
- b) not have a building height greater than 9.15 metres (30 feet).

Site Plan Approval

Site plan approval is a development process by which applicants must meet additional standards established and outlined in the Land Use By law. The Municipal Government Act outlines what these additional requirements may pertain to, including where structures and parking is located on a lot, retention of vegetation, and the location of walkways. Uses that are enabled by the site plan approval process must be prescribed in this Municipal Planning Strategy. Unlike the “as-of-right” development process, the additional standards and requirements part of site plan approval are often qualitative, giving the Development Officer greater flexibility and the ability to negotiate with an applicant. The Development Officer must be satisfied that the proposal meets the applicable standards, at which point a site plan approval is established and the Development Officer can issue development permits.

Policy 7-1: Council shall enable the use of the site plan approval process within the Land Use By-law as a tool to review developments that require additional oversight or management or where Council sees benefit in providing flexibility for land use proposals.

Policy 7-2: Council shall establish a notification area of 30 metres from the property boundaries of a subject property undergoing the site plan approval process.

Development Agreements

Development agreements are planning tools, enabled by the Municipal Government Act, that give Municipal Council a finer level of control over a proposed development. They are

written legal documents between Municipal Council and the property owner and are registered upon the title of the land (the agreement does not cease if the land is sold or if the property owner dies).

Development agreements are intended to enable staff, Council, and the public to give input on aspects of a development that would otherwise not be permitted through the standards in the Land Use By-law. This allows the Municipality to holistically evaluate a proposal and implement measures to mitigate potential impacts that may arise. Like uses enabled by site plan approval, the Municipal Planning Strategy must outline uses that are permitted by a development agreement.

Policy 8-1: Council shall consider, under the Rural Designation, consider permitting the following uses by development agreement:

- a) Dwellings with more than 12 dwelling units per lot in:
 - i. the Rural General (RG) Zone according to Policy 2-6;
- b) Energy Generation Systems in:
 - i. the Rural General (RG) Zone according to Policy 2-7;
 - ii. the Highway Commercial (HWY) Zone according to Policy 3-3
- c) Heavy Industrial Uses on lots larger than 10,000 m² in:
 - i. the Rural General (RG) Zone according to Policy 2-8
- d) Solid Waste Disposal Facilities
 - i. the Rural General (RG) Zone according to Policy 2-9

Policy 8-2: A development agreement that has been approved by Council shall:

- a) specify the development, expansion, alteration, or change permitted;
- b) specify the conditions under which the development may, or may not, occur; and
- c) set terms and conditions by which Council may amend or terminate and discharge the agreement.

Policy 8-3: Council may specify conditions in the development agreement to bring the proposal into alignment with the enabling policy and general criteria set out in Policy 7-22. Such conditions may include, but are not limited to:

- a) servicing;
- b) the type, location, and orientation of structures;
- c) the architectural design of structures, including, but not limited to, bulk, scale, height, roof shape, building and cladding materials, and the shape and size and placement of doors and windows;
- d) the provision of open space and amenities;
- e) the type, size, and location of signage;

- f) the type and orientation of exterior lighting;
- g) management of solid waste, compost, and recycling;
- h) pedestrian, bicycle, public transit, and vehicular circulation;
- i) connections to existing or planned pedestrian, bicycle, and vehicular networks;
- j) the location and number of bicycle and vehicular parking and loading spaces;
- k) access for emergency vehicles;
- l) the location and type of landscaping, including fences and other forms of screening;
- m) stormwater management;
- n) grading and erosion control;
- o) the emission of noise, odour, light, liquids, gases, and dust;
- p) the type of materials stored and/or sold on site;
- q) hours of operation;
- r) the phasing of development;
- s) financial bonding for the construction and maintenance of components of the development, including, but not limited to, roads and landscaping;
- t) mitigation measures for construction impacts;
- u) time limits for the initiation and/or completion of development; and

all other matters enabled in Section 227 of the Municipal Government Act.

Policy 7-22: Council shall not amend the Land Use By-law or enter into a development agreement unless Council is satisfied the proposal:

- a) is consistent with the intent of this Municipal Planning Strategy;
- b) does not conflict with any Municipal or Provincial programs, by-laws, or regulations in effect in the municipality;
- c) is not premature due to:
 - i. the ability of the Municipality to absorb public costs related to the proposal;
 - ii. impacts on existing drinking water supplies, both private and public;
 - iii. the adequacy of central water and sewage services or, where such services are not available, the suitability of the site to accommodate on-site water and sewage services;
 - iv. the creation of excessive traffic hazards or congestion on road, cycling, and pedestrian networks within, adjacent to, or leading to the proposal;
 - v. the adequacy of fire protection services and equipment;
 - vi. the adequacy and proximity of schools and other community facilities;
 - vii. the creation of a new, or worsening of a known, pollution problem in the

area, including, but not limited to, soil erosion and siltation of watercourses;

- vii. site-specific climate change risks such as projected sea level rise on the subject site;
- viii. the potential to create flooding or serious drainage issues, including within the proposal site and in nearby areas;
- ix. the potential to create flooding or serious drainage issues, including within the proposal site and in nearby areas;
- x. impacts on known habitat for species at risk, as identified in the Department of Natural Resources Significant Species and Habitats Database, or any successor database; and
- xi. the suitability of the site in terms of grades, soil and geological conditions, the location of watercourses and wetlands, and proximity to utility rights-of-way.

Municipality of Richmond County

LAND USE BY-LAW

Site Plan Approval

4.10 Site Plan Approval

4.10.1 This By-law states the types of land uses that are subject to site plan approval through the permitted use tables and/or lists for each zone.

4.10.2 The approval and appeal procedures for site plan approval shall follow the requirements of the Municipal Government Act.

4.10.3 All other applicable criteria of this Land Use By-law shall still apply to any development proposed and undertaken through site plan approval, except for the following which may be varied by the Development Officer:

- a) requirements related to yards;
- b) lot coverage; and,
- c) minimum parking requirements.

4.10.4 In addition to the requirements of Sections 4.4, 4.5, and 4.6, applications for site plan approval shall meet the following requirements:

- a) The application shall be accompanied by a written request, including a rationale and any necessary supporting illustrations addressing each of the applicable criteria outlined in Part 29.
- b) The application shall be accompanied by a fee, in the amount established by resolution of Council.

4.1.1 Site Plan Approval Exemptions

4.11.1 Notwithstanding zone requirements for site plan approval, the following developments shall be exempt from site plan approval, provided all other requirements of this By-law are met:

- a) Interior building reconfigurations, or additions of up to a gross floor area of 25.0 square metres (269.1 square feet).
- b) Installation, replacement, or repair of building features, and building repairs or additions that neither change the footprint of the building nor increase parking requirements.
- c) Accessory structures with a footprint of less than 25.0 square metres (269.1 square feet) on a property which is not subject to a previously approved site plan, or where accessory structures are not indicated on a previously approved site plan.

- d) Changes to signage on a property which is not subject to a previously approved site plan, or where signage was not indicated on a previously approved site plan.
- e) Temporary uses.

4.12 Site Plan Approval Review

4.12.1 The Development Officer shall review applications for new developments permitted by site plan approval, and amendments to existing site plan approvals, against all applicable criteria of this Land Use By-law and the applicable criteria in Part 29.

4.13 Site Plan Approval Notification

4.13.1 Where the Development Officer has granted a site plan approval, notification of the approval shall be served upon all assessed properties that lie within 30.0 metres (98.42 feet) of the property subject to the site plan approval.

4.4 Application Requirements

4.4.1 Every application for a development permit shall be made in writing on an approved form and shall include:

- a) the signature of the registered landowner or their duly authorized agent;
- b) application fees in conformance with the fee schedule adopted by resolution of Council;
- c) a statement of the proposed use of the land;
- d) a statement of the estimated commencement and completion date of development;
- e) a lot plan, as detailed in Section 4.5; and
- f) any other information required by this Land Use By-law.

4.4.2 In addition to 4.4.1, applications for commercial or industrial development with a footprint of 1,000 square metres (10,763.9 square feet) or greater shall include a stormwater management plan prepared by a Professional Engineer or Landscape Architect licensed to practice in Nova Scotia. Such plans shall include design calculations that confirm the development, at a minimum, meets the following criteria:

- a) retains on-site stormwater runoff generated from the first 10 mm depth of a rainfall event; and
- b) balances stormwater runoff generated after the first 10 mm of a rainfall event to ensure matching of the pre- and post development stormwater runoff conditions.

4.5 Lot Plan Requirements

4.5.1 Every application for a development permit shall be accompanied by a lot plan of the proposed development, drawn to an appropriate scale and showing:

- a) the true shape and dimensions of all lots to be used;
- b) the proposed location, height, and dimensions of the building, structure, or work for which the permit is applied;
- c) the approximate location of rights-of-way and easements within the subject property;
- d) the location of every building or structure already erected on or partly erected on such lot;
- e) the proposed location and dimensions of parking spaces, loading spaces, driveways, solid waste storage areas, and landscaping areas, where applicable;
- f) the approximate location of all watercourses on the property; and
- g) other such information as necessary to determine whether or not every development conforms to the requirements of this By-law.

4.5.2 Notwithstanding Section 4.5.1, a lot plan shall not be required for changes in the use of a building that do not alter the exterior of the building, change the parking requirements, or change landscaping and buffering requirements, unless specifically requested by the Development Officer.

4.6 Additional Plan Information

4.6.1 Where the Development Officer is unable to determine whether the proposed development conforms to this By-law or other by-laws and regulations in force, they may require that the lot plan submitted under Section 4.5 shows:

- a) the precise location of rights-of-way, easements, and watercourses; the location of every building erected upon any abutting lot;
- b) the location of existing and proposed walkways;
- c) the type and location of existing and proposed outdoor lighting;
- d) the type, location, and height of any existing and/or proposed retaining walls, fences, hedges, trees, shrubs, or groundcover, as well as any retained natural vegetation;
- e) the location and type of any amenity area or facilities provided for users of the development; and/or,
- f) existing and proposed service connections or on-site services.

Site Plan Approval

29.1 Introduction to Approval Criteria

29.1.1 This Part contains criteria to be considered in addition to all other requirements of this By-law when approving development through the site plan approval process.

29.1.2 Site Plans Approvals under this document are intended to be applied in a flexible manner through a negotiated process between the applicant and the Development Officer.

29.1.3 Development shall reasonably meet all site planning criteria of the following sections, as they apply to certain types of development.

29.1.4 The Development Officer may waive the requirement for compliance with certain criteria if they are deemed irrelevant for the quality of the resulting development in the particular context of the application for Site Plan Approval.

29.2 Residential Site Plan Approval

29.2.1 Where a zone permits dwellings or boarding houses by site plan approval, the Development Officer shall approve a site plan where the requirements of this Land Use By-law and the matters of Section 29.2 have been addressed.

Planting, Landscaping and Adverse Effect Mitigation

29.2.2 Landscaping, fencing or similar visual barriers shall be provided around structures, parking, open storage areas, and waste management facilities to minimize visual impacts and privacy intrusion on surrounding residential properties to a reasonable extent.

29.2.3 Where possible, vegetation on-site shall be retained and incorporated into the site landscaping, particularly for the protection of environmentally sensitive or significant areas.

29.2.4 Mature trees on the lot shall be preserved whenever possible.

29.2.5 Stormwater run-off from parking areas and other impervious surfaces shall be addressed.

26.2.6 Where on-site septic systems are employed, potential run-off on neighbouring properties shall be addressed.

Movement Through the Site

29.2.7 Where a sidewalk, trail or similar walking paths are available abutting the subject property, the primary entrance(s) of all dwelling units shall be connected to such walking paths by means of a barrier-free (accessible) pedestrian walkway at least 1.5 metres (4.92 feet) in width and paved with asphalt, concrete, bricks, or interlocking pavers.

29.2.8 Other pedestrian walkways shall be clearly delineated on the property and allow for efficient movement throughout the site.

29.2.9 Vehicle access and egress to and from the property shall be clearly demarcated and designed with pedestrian safety in mind. The driveway(s) shall not measure more than 3.0

metres (9.84 feet) in width for single-lane and 6.0 metres (19.68 feet) in width for double-lane driveways. Where more than one driveway on a public road is sought, the driveway accesses shall be approved by the government having authority over that road.

29.2.10 Vehicle circulation on-site shall be designed to support efficient movement, enable emergency service access and avoid obvious points of conflict.

29.3 Campground Site Plan Approval

29.3.1 Where a zone permits campgrounds by site plan approval, the Development Officer shall approve a site plan where the requirements of this Land Use By-law and the matters Section 29.3 have been addressed.

Campground Layout

29.3.1 Campgrounds shall be designed to avoid undue hazards for traffic circulation or create pedestrian hazards.

29.3.2 All building and non-building uses associated with a campground and RV park, including, but not limited to, campsites, playgrounds, parks, parking, solid waste, RV pumping stations, roadways, public gathering areas, washrooms, and outdoor storage, shall be set back a minimum of 15.0 metres (49.21 feet) from all lot lines.

29.3.3 The development shall have adequate emergency service access.

29.3.4 Garbage, recycling, and refuse collection shall be fully enclosed and concealed, and they shall be available to all users of the campground. Any containers used for garbage, recycling, and refuse collection shall be locking or include mechanisms that prevent access by wildlife.

Landscaping and Grading

29.3.5 Where possible, vegetation on site shall be retained and incorporated into the site landscaping, particularly for the protection of environmentally sensitive or significant areas and to create buffers along the campground perimeter.

29.3.6 All areas disturbed by development shall be landscaped.

29.3.7 Measures including lot grading and stormwater management practices shall be integrated in the site concept to adequately dispose, retain, and manage stormwater and surface water.

29.3.8 Where on-site septic systems are employed, potential run-off on neighbouring properties shall be addressed.

Campsites Spaces

29.3.9 Each campsite shall be clearly delineated on the site plan.

29.3.10 Any fireplaces wood burning devices shall be located a minimum of 30.0 metres (98.42 feet) from all lot lines.

Movement through the Site

29.3.12 Pedestrian walkways and trails within the camping site shall be clearly delineated on the plan.

29.3.13 Where a sidewalk, trail or similar active transportation infrastructure are available abutting the subject site, the on-site paths and trails shall connect to the external walkways wherever possible.

29.3.14 Vehicle access and egress to and from the campground shall be clearly demarcated and designed with pedestrian safety in mind. Where more than one driveway on a public road is sought, the driveway accesses shall be approved by the government having authority over that road.

29.3.15 Vehicle circulation on-site shall be designed to support efficient movement, enable emergency service access and avoid obvious points of conflict.

29.4 Scrap Yard Site Plan Approval

29.4.1 Where a zone permits scrap yards by site plan approval, the Development Officer shall approve a site plan where the requirements of this Land Use By-law and the matters of Section 29.4 have been addressed.

29.4.2 Landscaped buffers, fencing, or similar visual barriers shall be provided in all locations where parked vehicles, technical parts, garbage, or other debris could be otherwise seen from adjacent lots or streets.

29.4.3 Where possible, vegetation on-site shall be retained and incorporated into the site landscaping, particularly for the protection of environmentally sensitive or significant areas.is

29.4.4 A detailed stormwater management plan, prepared by a Professional Engineer or Landscape Architect licensed to practice in Nova Scotia shall be included within the site plan.

29.4.5 No storage or deposit areas shall be located within 30.0 metres (98.42 feet) from the ordinary high water mark of any watercourse or the ocean.

29.5 Conversion of a Non-conforming Use

29.5.1 Where a proposal includes the conversion of a non-conforming use to another non-conforming use by site plan approval, the Development Officer shall approve a site plan where the requirements of this Land Use By-law and the matters of Section 29.6 have been addressed.

29.5.2 The Development Officer shall be satisfied the new use, by its nature or by the conditions placed upon it, is equally or less impactful to the surrounding area in terms of noise, odour, traffic generation, and aesthetics than the use it replaces.

29.5.3 The site plan shall control the conversion in a manner that is compatible with the purpose and permitted uses in the zone. Controls may include, but are not limited to, enhanced buffering and screening; the positioning, bulk, and design of buildings and structures; mitigation measures for noise, dust, and other emissions; the location and design of parking areas; landscaping; lighting design; and controls on outdoor storage and display.

General Provisions

6.18 Kennels

6.18.1 Notwithstanding minimum lot area and minimum side and rear yard setback requirements, kennels, where permitted, shall be subject to the following requirements:

- a) Kennel uses shall have a minimum lot area of 10,000 square metres (107,639.1 square feet).
- b) Side and rear yard setbacks shall be a minimum of 15.24 metres (50.0 feet).

6.24 Self-Storage Facilities

6.24.1 Where permitted, and notwithstanding minimum side and rear yard setback requirements, self-storage facilities shall adhere to the following provisions:

- a) Self-storage facility units accessed from the external building walls shall not be permitted to be located facing the front lot line of any self-storage facility.
- b) Side and rear yard setbacks shall be a minimum of 15.24 metres (50.0 feet).

6.29 Accessory Agriculture Uses

6.29.1 Notwithstanding subsection 6.29.2, where a zone also permits “agricultural uses”, the less stringent requirements shall apply.

6.29.2 Where an accessory agriculture use includes the keeping of livestock, the use may be permitted one (1) accessory structure, with a gross floor area no greater than 20.0 square metres (215.27 square feet), for the keeping of livestock. Please note that larger livestock structures are possible as an “agricultural uses” land use in zones that permit that use.

6.29.3 Where an accessory agriculture use includes the keeping of livestock, property owners should note that the Fences and Detention of Stray Livestock Act requires fencing adequate to prevent the escape of livestock.

6.29.4 Any accessory structure used for an accessory agriculture use shall be subject to the requirements of Section 6.2.

6.30 Storage Buildings

6.30.1 A storage building shall not be an “Accessory Building” as defined in sub clause 1.2.1.2(2)(a) of the Nova Scotia Building Code Regulations.

6.30.2 An Environment Approval or Qualified Persons Report verifying soil conditions adequate to contain an onsite sewer system may be required.

Rural General (RG) Zone

15.1 Permitted Uses

15.1.1 The following uses shall be permitted in Rural General (RG) Zone subject to the requirements of this By-law:

- a) Agricultural Uses
- b) Animal Care
- c) Automobile Sales and Services
- d) Banks and Financial Institutions
- e) Building Supply and Equipment Depots
- f) Cemetery
- g) Commercial Recreation
- h) Community Centre
- i) Craft Food and Beverage Production
- j) Cultural Facilities
- k) Drinking Establishment
- l) Daycare Centre
- m) Dwelling – up to 6 dwelling units per lot
- n) Electric Vehicle Charging – as a main use
- o) Emergency Services
- p) Fishery Related Uses
- q) Forestry Related Uses
- r) Funeral Home
- s) Government Uses
- t) Interpretive Centre
- u) Marina
- v) Medical Clinic
- w) Nursing Home
- x) Office
- y) Parking Structures and Surface Parking Lots
- z) Parks and Playgrounds
- aa) Personal Service Shop
- bb) Place of Worship
- cc) Private Club
- dd) Public Recreation
- ee) Public Transportation
- ff) Recycling Depot

- gg) Restaurant
- hh) Retail Store
- ii) School
- jj) Service and Repair Shop
- kk) Small Options Home
- ll) Solar Collector Systems
- mm) Trails
- nn) Transportation and Logistics
- oo) Warehousing
- pp) Water Access
- qq) Workshop

Permitted Uses with Conditions

The following uses shall be permitted in the Rural General (RG) Zone subject to the requirements of this By-law and any conditions noted:

- a) Accessory Agriculture Uses – Section 6.29 **Accessory Agriculture Uses**
- b) Home-based Business – Level I – Section **Error! Reference source not found.**
- c) Home-based Business – Level II – Section **Error! Reference source not found.**
- d) Kennel – Section 6.18 **Kennels**
- e) Light Industrial*
- f) Self-Storage Facilities – Section 6.24 **Self-Storage Facilities**
- g) Storage Building – Section 6.30 **Storage Buildings**

* Within the Rural General (RG) Zone, light industrial uses may be permitted up to 500.0 square metres (5,381.96 square feet) in gross floor area.

Permitted Uses by Site Plan Approval

The following uses shall be permitted in the Rural General (RG) Zone by Site Plan Approval subject to the requirements of this By-law:

- a) Campgrounds
- b) Dwelling – 7 to 12 dwelling units per lot
- c) Scrap Yard

Criteria for Site Plan Approvals is based on Section 29 of Plan Richmond Land use By-law.

Permitted Uses by Development Agreement

The following uses shall be considered in the Rural General (RG) Zone by Development Agreement, subject to the applicable policies in the Municipal Planning Strategy:

- a) Dwelling - more than 12 units per lot – MPS Policy 4-7
- b) Energy Generation Systems – MPS Policy 2-7
- c) Heavy Industrial – on lots larger than 10,000 m² – MPS Policy 4-21
- d) Solid Waste Disposal Facilities – MPS Policy 2-9

Rural General (RG) Zone Development Standards

In the Rural General (RG) Zone, no development permit shall be issued except in conformance with the following requirements:

Minimum Lot Area		
Serviced Lot	-	-
Un serviced Lot	2700 sq. m.	29062.80 sq.ft.
Minimum Lot frontage	15 m	49.21 ft.
Minimum Front/Flankage Setback	8 m	26.25 ft
Minimum Side Setback		
Main Building	5 m	16.40 ft
Accessory Building	5 m	16.40 ft
Minimum Rear Setback		
Main Building	8 m	26.25 ft
Accessory Building	4 m	13.12 ft
Maximum Building Height		
Main Building	12.2 m	40.03 ft
Accessory Building	8 m	26.25 ft

*Minimum lot sizes and some elements relating to configuration are also dependent upon approval by the Provincial Department of Environment and Climate Change and in some instances, by the Provincial Department of Transportation and Public Works. In cases of discrepancy, the more stringent requirements shall apply.

Retail Stores Uses in the Rural General (RG) Zone

Within the Rural General (RG) Zone, retail stores may be permitted up to 250.0 square metres (2,690.98 square feet) in gross floor area

Special criteria for Agriculture Potential Overlay and Conservation Overlay

TO BE DISCUSSED IN PAC

Highway Commercial (HWY) Zone

Permitted Uses

The following uses shall be permitted in Highway Commercial (HWY) Zone subject to the requirements of this By-law:

- a) Animal Care
- b) Automobile Sales and Services
- c) Banks and Financial Institutions
- d) Building Supply and Equipment Depots
- e) Commercial Recreation
- f) Community Centre
- g) Craft Food and Beverage Production
- h) Cultural Facilities
- i) Drinking Establishment
- j) Daycare Centre
- k) Electric Vehicle Charging – as a main use
- l) Emergency Services
- m) Government Uses
- n) Interpretive Centre
- o) Light Industrial Uses
- p) Medical Clinic
- q) Parking Structures and Surface Parking Lots
- r) Parks and Playgrounds
- s) Personal Service Shop
- t) Private Club
- u) Public Recreation
- v) Public Transportation
- w) Recycling Depot
- x) Restaurant
- y) Retail Store
- z) Trails and Conservation
- aa) Transportation and Logistics
- bb) Warehousing
- cc) Water Access
- dd) Wholesale

Permitted Uses with Conditions

The following uses shall be permitted in the Highway Commercial (HWY) Zone by Site Plan Approval subject to the requirements of this By-law:

- a) Self-Storage Facilities – Section 6.24

Permitted Uses by Development Agreement

The following uses shall be considered in the Highway Commercial (HWY) Zone by Development Agreement, subject to the applicable policies in the Municipal Planning Strategy:

- a) Energy Generation Systems – MPS Policy 3-3

Highway Commercial (HWY) Zone Development Standards

In the Highway Commercial (HWY) Zone, no development permit shall be issued except in conformance with the following requirements:

Minimum Lot Area • Serviced Lot • Un serviced Lot	925 m ² 2,700 m ²	9956.70 ft ² 29062.80 ft ²
Minimum Lot frontage	15 m	49.21 ft
Minimum Front/Flankage Setback	3 m	9.84 ft
Minimum Side Setback • Main Building • Accessory Building	6 m 6 m	19.69 ft 19.69 ft
Minimum Rear Setback • Main Building • Accessory Building	6 m 6 m	19.69 ft 19.69 ft
Maximum Building Height • Main Building • Accessory Building	15.2 m 8 m	49.87 ft 26.25 ft

*Minimum lot sizes and some elements relating to configuration are also dependent upon approval by the Provincial Department of Environment and Climate Change and in some instances, by the Provincial Department of Transportation and Public Works. In cases of discrepancy, the more stringent requirements shall apply.

Definitions

Automobile Sales and Services means the use of a building, structure, premises, or lot for the sale, servicing, maintenance, repair, washing, or storage of motor vehicles. Such use may include the retail sale of new and used motor vehicles; the retail sale of liquid or compressed gas automobile fuels, lubricating oils, and automobile accessories; vehicle washing; routine maintenance and mechanical repairs; specialized repair services including muffler, brake, radiator, engine, tire, glass replacement, and wheel alignment; as well as body repair, collision repair, frame and panel straightening, repainting, refinishing, and other activities related to the repair, restoration, or alteration of motor vehicles. This use does not include the manufacture or fabrication of motor vehicle parts for the purpose of sale.

Dwelling means a building occupied or capable of being occupied as a home, residence or sleeping place by one or more persons, containing one or more dwelling units. Dwelling includes Mobile homes and tiny homes.

Dwelling Unit means one or more habitable rooms intended for use by one household or by one or more individuals as an independent and separate housekeeping establishment. A dwelling unit shall include kitchen and sanitary facilities for the exclusive use of the occupants and shall have a private entrance from outside the building or from a common hallway or stairway within the building. A dwelling unit may be occupied on a permanent or temporary basis and may be used to provide accommodation to the travelling public for a period of 28 days or less, including but not limited to hotels, motels, hostels, cottages, cabins, yurts, geodesic domes, entire-home or individual-room rentals, where otherwise permitted by this By-law. A dwelling unit may also include the rental of two or more sleeping rooms to boarders or roomers, provided such use is not advertised to the travelling public except where otherwise permitted by this By-law.

Mobile Home is a CSA approved prefabricated dwelling transported to a site.

Retail Store means the use of a building, structure, part thereof, or land for the display, offering for sale, or sale of goods, wares, merchandise, substances, articles, or other items directly to the public. This use includes convenience stores, farmers' markets, and similar retail establishments. A farmers' market may consist of five or more vendors offering for sale products of the farm, forest, or sea, whether in their natural form or processed by the vendor, as well as craft products produced by the vendors or their immediate families.

Appendices

Appendix A

ZONES BEING CHANGED TO *RURAL GENERAL* – RG

PLAN RICHMOND	
Rural commercial	RC
Rural Industrial	RM
Fishing Zone	RF
Lakeshore	RL
Parks and Open Spaces	PO
Institutional	I
Light Industrial Centre	MI
CENTRAL RICHMOND	
Rural Residential	RR-1
Rural General	RG-2
ISLE MADAME	
Rural General	RG
Rural Resource	RR
Mobile Home Park	MHP

*All Agricultural Potential (AP) Zone and Conservation (C) Zone are overlays.

*St. Peter's is a village. The zones in St. Peters may change later based on discussions with village commission.

Appendix B

POINTS TO BE DISCUSSED

1. Special Criteria's for Agriculture Potential overlay and Conservation overlay.
2. Should Home based business be allowed in Rural General zone or Hamlet Zones?
3. Should a dwelling or accommodations be permitted in Highway Commercial zone?
4. Should there be any changes for St. Peters planning document?
5. Inputs on Hamlet Designation or next steps.

CHANGES BASED ON PERVIOUS PAC COMMENTS

	MODL	East Hants	West Hants	Plan Richmond Proposed
Dwellings	6 or more units - SPA	9 or more Permitted with condition	6-12 units AOR in high density	Up to 6 units - AOR 7-12 units – SPA

	Cluster dwellings – DA		Residential (HR) Zone	12 or more - DA
Campgrounds	Permitted AOR – only 3 RVs at a time.	SPA	Permitted AOR in CR zone	4 or more RVs – SPA
Mobile Home Parks	No Provisions	No Provisions	No Provisions	SPA

- Accommodation and related land use categories have been removed from the Land Use By-law.
- All automobile-related land use categories have been consolidated into a single use, Automobile Sales and Services, with a comprehensive definition provided.
- The definition of Dwelling Unit has been expanded to clarify that it includes accommodation and boarding house uses, where applicable.
- The standalone Boarding House land use category has been removed.
- Indoor Commercial Recreation and Outdoor Commercial Recreation have been consolidated into a single Commercial Recreation land use category.
- Convenience Store and Farmers' Market have been removed as separate land use categories, as these uses are encompassed within Retail Store. The definition of Retail Store has been revised to explicitly include convenience stores and farmers' markets.
- These amendments were informed by a jurisdictional review of the land use by-laws adopted by the Municipal District of Lunenburg, the Municipality of West Hants, and the Municipality of East Hants.
- Fishery-related land uses have been retained, while the standalone Fishing Zone has been removed.
- The definition of Light Industrial Use has been expanded to provide greater clarity regarding the range of permitted activities.
- Eat-in Restaurant and Take-out Restaurant have been merged into a single Restaurant land use category with an updated definition.
- Academic School and Commercial School have been consolidated into a single School land use category.
- Definitions for Trail and Conservation have been added, as these terms were previously undefined in the Land Use By-law.