



Planning Advisory/Heritage Committee Report

June 2025

The Committee met on June 3, 2025.

The Committee discussed the review of zoning across the county relative to the CMHC catalogue.

I move 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.

The Committee discussed follow-up to initial meetings with developers.

I move 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.

The Committee discussed the review of permitting practices for standalone buildings (garage/utility/shed).

I move 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.

The Committee discussed the amendments to the Nova Scotia Building Code Regulations. (amendments attached)

I move 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.

This concludes the monthly report of the Planning Advisory/Heritage Committee for the month of June 2025, and I move its adoption.

Schedule “A”

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

1 Subsection 2(1) 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 amended by

- (a) repealing the definition of “modular home”; and
- (b) adding the following definitions where they belong in alphabetical order:

“modular building” means a finished module or modules of a complete building built in a factory for transport to the site for assembly and certified to CSA standard CSA A277, *Procedure for certification of prefabricated buildings, modules and panels* by an accredited certification body at the time of manufacture, before it is placed and assembled on the installation site;

“modular panel” means a finished section or panel that is not part of a modular or building that is built in a factory, intended for transport to the site for installation, and is certified to CSA standard CSA A277, *Procedure for certification of prefabricated buildings, modules and panels*;

2 Section 4 of the regulations is amended by

- (a) striking out “A national code” in subsection (2) and substituting “Except as provided in subsection (3), a national code”; and
- (b) adding the following subsection immediately after subsection (2):
 - (3)** A manufactured home or a modular building that is built in a factory after August 1, 2025, is exempt from the requirement under the regulations to comply with Part 3 of these regulations.

- 3 Subsection 9(1) of the regulations is amended by
- (a) striking out the semicolon at the end of clause (h) and substituting a period; and
 - (b) repealing clauses (i) and (j).

- 4 The regulations are further amended by adding the following Section immediately after Section 10:

Factory-constructed buildings

- 10A (1)** Except as provided in subsections (2) and (3), if a building or a component of a building is assembled in such a manner that it cannot be reviewed on site, an off-site review must be carried out to determine compliance with the Code.
- (2)** A manufactured home or a modular building is deemed to comply with the Code if it is marked in accordance with clause 7.4 of CSA standard CSA A277, *Procedure for certification of prefabricated buildings, modules and panels*.
- (3)** A modular panel that is closed at the factory such that it cannot be inspected on site is deemed to comply with the Code if it is marked in accordance with clause 7.4 of CSA standard CSA A277, *Procedure for certification of prefabricated buildings, modules and panels*.
(See Note NS-10A, NSBCR)

- 5 Subsection 35(1) of the regulations is amended by
- (a) striking out “manufactured and modular homes” in clause (e) and substituting “manufactured homes and modular buildings”; and
 - (b) striking out “manufactured and modular homes” in clause (f) and substituting “manufactured homes and modular buildings”.