



## **Planning Advisory/Heritage Committee Report**

November 2025

The Committee met on November 4, 2025.

### **The committee discussed accessory buildings in front.**

I move 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.

I move that Council accept the recommendation of the Planning Advisory/Heritage Committee and 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.

### **The Committee discussed the amending pages for the Evanston, Isle Madame, and St. Peter's zoning areas to allow a minimum of 4 units as of right.**

I move that Council accept the recommendation of the Planning Advisory/Heritage Committee and 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).

I move that Council accept the recommendation of the Planning Advisory/Heritage Committee and 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).

I move that Council accept the recommendation of the Planning Advisory/Heritage Committee and 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).



I move that Council accept the recommendation of the Planning Advisory/Heritage Committee and 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).

I move that Council accept the recommendation of the Planning Advisory/Heritage Committee and 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.

I move that Council accept the recommendation of the Planning Advisory/Heritage Committee and 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).

I move that Council accept the recommendation of the Planning Advisory/Heritage Committee and 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).

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



THE MUNICIPALITY  
OF THE COUNTY OF  
**RICHMOND**

LA MUNICIPALITÉ  
DU COMTÉ DE  
**RICHMOND**

The Municipality of the County of Richmond  
2357 Highway 206  
P.O. BOX 120  
Arichat, Nova Scotia  
B0E 1A0

**MUNICIPAL PLANNING STRATEGY AND LAND USE BY-LAW**

**AMENDMENTS FOR THE MUNICIPALITY OF THE COUNTY OF RICHMOND**

**APPLICABLE TO THE CENTRAL RICHMOND, ISLE MADAME, ST. PETERS PLAN**

**AREAS**

These amendments to the Municipal Planning Strategies and Land Use By-laws for the Central Richmond, Isle Madame, and St. Peters Plan Areas align Richmond County's planning framework with contemporary housing needs identified through the Canada Mortgage and Housing Corporation Housing Design Catalogue review. The amendments address existing definitions and increase the threshold for multiple-unit dwellings permitted as-of right, facilitating the development of fourplexes and other modest multi-unit housing forms.

## Appendix A: Amending Pages

### BYLAW TO AMEND THE CENTRAL RICHMOND PLAN AREA LAND-USE BY-LAW

The Land-Use By-Law for the Central Richmond Plan Area is hereby amended by:

1. Part 7, Section 2, Bullet Point 2 of the Land-Use By-Law is hereby amended by removing the following text shown in strikethrough and adding the following text in bold to Part 7, Section 2, Bullet Point 2:
  - a. “The following uses shall not be permitted uses except by Development Agreement in accordance with Policy A-5 of the Municipal Planning Strategy:
    - Tourist Cabins
    - Multiple Dwellings with ~~four~~ **five** or more units.”
2. The header in Part 7, Section 3 of the Land-Use By-Law is hereby amended by removing the following text shown in strikethrough and adding the following text in bold:
  - a. “Multiple Unit Dwellings (~~Three~~ **Four** or more Dwelling Units)”
3. Part 8, Section 2 of the Land-Use By-Law is hereby amended by removing the following text shown in strikethrough and adding the following text in bold to Part 8, Section 2:
  - a. “The following uses shall not be permitted uses except by development agreement in accordance with Policy A-5 of the Municipal Planning Strategy:
    - Tourist Cabins
    - Multiple Dwellings with ~~four~~ **five** or more units
    - Campgrounds and Mobile Home Parks
    - Medium-intensity industrial uses as listed on Appendix “D”.
4. The header in Part 8, Section 4 of the Land-Use By-Law is hereby amended by removing the following text shown in strikethrough and adding the following text in bold:
  - a. “Multiple Unit Dwellings (~~Three~~ **Four** or more Dwelling Units)”
5. Part 11 bullet point 22 of the Land-Use By-Law is hereby amended by removing the following text shown in strikethrough and adding the following text in bold to Part 11 bullet point 22:
  - a. “DWELLING, MULTIPLE UNIT means a dwelling which contains ~~3~~ **4** or more dwelling units.”

This is to certify that the by-law of which this is a true copy, was passed at a duly called meeting of the Council of the Municipality of the County of Richmond held on the \_\_\_\_\_ day of \_\_\_\_\_ 2025.

Given under the hand of the Municipal Clerk and under the corporate seal of the Municipality this \_\_\_\_\_ day of \_\_\_\_\_ 2025.

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Troy MacCulloch,  
Chief Administrative Officer

## BYLAW TO AMEND THE CENTRAL RICHMOND PLAN AREA MUNICIPAL PLANNING STRATEGY

The Municipal Planning Strategy for the Central Richmond Plan Area is hereby amended by:

1. Chapter 2 of the Municipal Planning Strategy is hereby amended by removing the following text shown in strikethrough and adding the following text in bold to Chapter 2:
  - a. “Any form of Residential use is permitted in the Village Residential (VR-1) zone, however, certain restrictions apply: Multiple Dwellings in excess of ~~three~~ **five** dwelling units and Tourist Cabin developments may also be approved but must enter into a Development Agreement with the Municipality.”
2. Chapter 2 Subsection A Policy 1.3 of the Municipal Planning Strategy is hereby amended by removing the following text shown in strikethrough and adding the following text in bold to Chapter 2 subsection A, Policy 1.3:
  - a. “[...] subject to the following additional provisions: Multiple Dwellings in excess of ~~three~~ **five** dwelling units and Tourist Cabin developments shall be permitted by way of Development Agreement in accordance with the Land Use By-law and Policy A-5 of this Municipal Planning Strategy.”
3. Chapter 2 Subsection A Policy 1.5 of the Municipal Planning Strategy is hereby amended by removing the following text shown in strikethrough and adding the following text in bold to Chapter 2 subsection A, Policy 1.5:
  - a. “[...] subject to the following additional provisions: Multiple Dwellings in excess of ~~three~~ **five** dwelling units, Tourist Cabins, Campgrounds, Mobile Home Parks and all Medium-intensity Industrial uses shall be permitted by way of Development Agreement only, in accordance with the Land Use By-law and Policy A-5 of this Municipal Planning Strategy.”
4. Chapter 2, Subsection A Policy 1.7 of the Municipal Planning Strategy is hereby amended by removing the following text shown in strikethrough and adding the following text in bold to Chapter 2 subsection A, Policy 1.7:
  - a. “It shall be the policy of Council to establish within the Village General designation, parking standards for multiple unit dwellings of ~~four~~ **five** or more dwelling units that are higher than the standard for dwellings with ~~three~~ **four** or fewer dwelling units. This will permit additional parking spaces for visitor parking or in the event that a tenant has more than one automobile.”

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Given under the hand of the Municipal Clerk and under the corporate seal of the Municipality this \_\_\_\_\_ day of \_\_\_\_\_ 2025.

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Troy MacCulloch,  
Chief Administrative Officer

## BYLAW TO AMEND THE ISLE MADAME PLAN AREA LAND-USE BY-LAW

The Land-Use By-Law for the Isle Madame Plan Area is hereby amended by:

1. Part 7, Section 1, Bullet Point 10 of the Land-Use By-Law is hereby amended by removing the following text shown in strikethrough and adding the following text in bold to Part 7, Section 1, Bullet Point 10:
  - a. “[..] ~~Dwellings, townhouse or rowhouse~~ **Dwellings, multiple unit (both new and conversion) to a maximum of four (4) dwelling units**”
2. Part 7, Section 2 of the Land-Use By-Law is hereby amended by removing the following text shown in strikethrough and adding the following text in bold to Part 7, Section 2:
  - a. “The requirements in the following table shall apply to semi-detached dwellings, ~~townhouses and rowhouses~~ **and multiple unit dwellings.**”
3. Part 21, Bullet Point 36 of the Land-Use By-Law is hereby amended by removing the following text shown in strikethrough and adding the following text in bold to Part 21 Bullet Point 36:
  - a. “DWELLING, MULTIPLE UNIT means a dwelling which contains ~~3~~ **4** or more dwelling units.”
4. Part 21, Bullet Point 39 of the Land-Use By-Law is hereby amended by removing the following text shown in strikethrough:
  - a. ~~DWELLING, TOWNHOUSE OR ROW HOUSE means a building that is divided vertically into three or more dwelling units, each of which has independent entrances to a front and rear yard immediately abutting the front and rear walls of each dwelling unit.~~

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Troy MacCulloch,  
Chief Administrative Officer

## BYLAW TO AMEND THE ISLE MADAME PLAN AREA MUNICIPAL PLANNING STRATEGY

The Municipal Planning Strategy for the Isle Madame Plan Area is hereby amended by:

1. Policy L-2.1.1 of the Municipal Planning Strategy is hereby amended by removing the following text shown in strikethrough and adding the following text in bold to Policy L-2.1.1:
  - a. “[...] residential dwelling units including single detached units and single detached units with an apartment unit; semi detached units; duplexes; ~~townhouses; rowhouses~~ **multiple unit dwellings** and; mobile homes;[..].”
2. Chapter 3, Subsection 2, Preamble of the Municipal Planning Strategy is hereby amended by removing the following text shown in strikethrough and adding the following text in bold to Chapter 2 subsection A, Policy 1.5:
  - a. “Multiple unit dwellings (dwellings with ~~three~~ **four** or more units) [...].”
3. Policy G-2.1 of the Municipal Planning Strategy is hereby amended by removing the following text shown in strikethrough and adding the following text in bold to Policy G-2.1:
  - a. “It shall be the policy of Council to limit the density of multiple unit dwellings **and** grouped dwellings ~~and rowhouse~~ dwellings anywhere these uses are permitted throughout the plan area.”
4. Policy G-2.2 of the Municipal Planning Strategy is hereby amended by removing the following text shown in strikethrough and adding the following text in bold to Policy G-2.2:
  - a. “It shall be the policy of Council to prohibit the development of multiple units **and** grouped dwellings ~~or rowhouse dwellings~~ unless they can be serviced by central sewer and water systems.”

This is to certify that the by-law of which this is a true copy, was passed at a duly called meeting of the Council of the Municipality of the County of Richmond held on the \_\_\_\_\_ day of \_\_\_\_\_ 2025.

Given under the hand of the Municipal Clerk and under the corporate seal of the Municipality this \_\_\_\_\_ day of \_\_\_\_\_ 2025.

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Troy MacCulloch,  
Chief Administrative Officer

## BYLAW TO AMEND THE ST. PETERS PLAN AREA LAND-USE BY-LAW

The Land-Use By-Law for the St. Peters Plan Area is hereby amended by:

1. Part 7, Section 1, Bullet Point 6 of the Land-Use By-Law is hereby amended by removing the following text shown in strikethrough and adding the following text in bold to Part 7, Subsection 1, Bullet Point 6:
  - a. “[..] Dwellings, multiple unit (both new & conversion) to a maximum of ~~three (3)~~ **four (4)** dwelling units”
2. The header of the second table in Part 7, Section 2 of the Land Use By-law is hereby amended by removing the text shown in strikethrough and adding the text shown in bold:
  - a. “Multiple unit dwellings including up to ~~3~~ **4** dwelling units.”
3. Part 8 Section 1 of the Land-Use By-Law is hereby amended by adding the following text in bold to Part 8 subsection 1 after bullet point 9:
  - a. “**Multiple dwellings (both new and conversion) to a maximum of four (4) dwelling units.**”
4. Part 10, Section 1, Bullet Points 1 and 2 of the Land Use By-law are hereby amended by removing the text shown in strikethrough and adding the text shown in bold to Part 10, Section 1, Bullet Points 1 and 2:
  - a. Dwellings, converted which exceed ~~three~~ **five** units in total
  - b. Dwellings, multiple-unit which exceed ~~three~~ **five** units in total
5. Part 21, Bullet Point 28 of the Land-Use By-Law is hereby amended by removing the following text shown in strikethrough and adding the following text in bold to Part 21, Bullet Point 28:
  - a. “Dwelling multiple- unit means a dwelling which contains ~~3~~ **5** or more dwelling units”

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Troy MacCulloch,  
Chief Administrative Officer

## BYLAW TO AMEND THE ST. PETERS PLAN AREA MUNICIPAL PLANNING STRATEGY

The Municipal Planning Strategy for the St. Peters Plan Area is hereby amended by:

1. The Preamble under the “Residential” heading within the “Residential Development” section of Chapter 2, Land Use Patterns and Policies, of the Municipal Planning Strategy is hereby amended by removing the text shown in strikethrough and adding the text shown in bold:
  - a. [...] Included will be dwellings containing up to a maximum of ~~three~~**four** dwelling units, mini homes, home occupations, tourist or guest homes, public recreational uses such as playing fields and institutional uses such as schools, churches and cemeteries.
2. Chapter 2 Policy R-2 of the Municipal Planning Strategy is hereby amended by removing the following text shown in strikethrough and adding the following text in bold to Chapter2, Policy R-2:
  - a. “[...] residential dwelling units including single detached units and single detached units with an apartment unit; semi detached units; duplexes; ~~townhouses; rowhouses~~ **multiple unit dwellings** and; mobile homes; [..]”
3. Chapter 2, Policy R-8 of the Municipal Planning Strategy is hereby amended by removing the following text shown in strikethrough and adding the following text in bold to Chapter 2, Policy R-8:
  - a. “It shall be the policy of Council to establish in the Land Use By-law a “Residential Multiple Unit” (R-3) zone and to permit within this zone the following and similar types of uses: multiple-unit dwellings containing ~~four~~ **five** or more dwelling units, town houses and public recreational facilities. Within the R 3 zone, parking standards for multiple unit dwellings of ~~four~~ **five** or more dwelling units will be higher than the standard for dwellings with ~~three~~ **four** dwelling units or less. This will allow additional parking spaces for visitor parking or cases where a tenant has more than one automobile.”

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Troy MacCulloch,  
Chief Administrative Officer