

**A BYLAW TO AMEND THE WEST RICHMOND LAND USE BY-LAW
FOR THE MUNICIPALITY OF THE COUNTY OF RICHMOND**

The West Richmond Land Use By-law is hereby amended by:

in Part 2: "Administration" of the Land Use By-law adding to the following subsection immediately after Subsection 2.12 the subsequent and renumbering the part accordingly:

Variances

13. Notwithstanding anything in this By-law, the Development Officer may vary:
 - a) the percentage of land that may be built upon;
 - b) the size or other requirements relating to setbacks;
 - c) lot frontage;
 - d) lot area;
 - e) the location and number of parking spaces and loading spaces required;
 - f) the ground area of a structure;
 - g) the height of a structure;
 - h) the floor area occupied by a home-based business; and/or
 - i) the height and area of a sign.
14. In accordance with the *Municipal Government Act*, a variance shall not be granted if:
 - a) the variance violates the intent of the Land Use By-law;
 - b) the difficulty experienced is general to properties in the area; or
 - c) the difficulty experienced results from an intentional disregard for the requirements of this Land Use By-law.
15. Where the Development Officer has granted or refused a variance in the requirements of this Bylaw, notification of the variance shall be served upon all assessed property owners as follows:
 - a) entitled in the manner prescribed by the Variance Sections of the *Municipal Government Act*;
 - b) such notice shall be served ordinary mail;
 - c) where a variance is granted, a property owner served a notice may appeal the decision to the Council within twenty-one days after receiving the notice; and
 - d) where a variance is refused, the applicant may appeal the refusal to council within seven days after receiving notice of the refusal (by email where available), by giving written notice to the clerk who shall notify the development officer.

Staff Memo

This is to certify that the resolution of which this is a true copy, was duly passed at a duly called meeting of the Council for the Municipality of the County of Richmond held on the ____ day of _____ 2024

Given under the hand of the Chief Administrative Officer and under the corporate seal of the said Municipality this ____ day of _____ 2024

Troy MacCulloch, CAO

**A BYLAW TO AMEND THE CENTRAL RICHMOND LAND USE BY-LAW
FOR THE MUNICIPALITY OF THE COUNTY OF RICHMOND**

The Central Richmond Land Use By-law is hereby amended by adding to the following Part immediately after Part 4 “Interpretation” and renumbering the part accordingly:

PART 5 – VARIANCES

1. Notwithstanding anything in this By-law, the Development Officer may vary:
 - a) the percentage of land that may be built upon;
 - b) the size or other requirements relating to setbacks;
 - c) lot frontage;
 - d) lot area;
 - e) the location and number of parking spaces and loading spaces required;
 - f) the ground area of a structure;
 - g) the height of a structure;
 - h) the floor area occupied by a home-based business; and/or
 - i) the height and area of a sign.
2. In accordance with the *Municipal Government Act*, a variance shall not be granted if:
 - a) the variance violates the intent of the Land Use By-law;
 - b) the difficulty experienced is general to properties in the area; or
 - c) the difficulty experienced results from an intentional disregard for the requirements of this Land Use By-law.
3. Where the Development Officer has granted or refused a variance in the requirements of this Bylaw, notification of the variance shall be served upon all assessed property owners as follows:
 - a) entitled in the manner prescribed by the Variance Sections of the *Municipal Government Act*;
 - b) such notice shall be served ordinary mail;
 - c) where a variance is granted, a property owner served a notice may appeal the decision to the Council within twenty-one days after receiving the notice; and
 - d) where a variance is refused, the applicant may appeal the refusal to council within seven days after receiving notice of the refusal (by email where available), by giving written notice to the clerk who shall notify the development officer.

This is to certify that the resolution of which this is a true copy, was duly passed at a duly called meeting of the Council for the Municipality of the County of Richmond held on the ____ day of _____ 2024

Given under the hand of the Chief Administrative Officer and under the corporate seal of the said Municipality this ____ day of _____ 2024

Troy MacCulloch, CAO

**A BYLAW TO AMEND THE ST. PETER'S LAND USE BY-LAW
FOR THE MUNICIPALITY OF THE COUNTY OF RICHMOND**

The St. Peter's Land Use By-law is hereby amended by:

In Part 2: "Administration" of the Land Use By-law is hereby amended by adding to the following section immediately after Subsection 2.10 and renumbering the part accordingly:

Variances

11. Notwithstanding anything in this By-law, the Development Officer may vary:
 - a) the percentage of land that may be built upon;
 - b) the size or other requirements relating to setbacks;
 - c) lot frontage;
 - d) lot area;
 - e) the location and number of parking spaces and loading spaces required;
 - f) the ground area of a structure;
 - g) the height of a structure;
 - h) the floor area occupied by a home-based business; and/or
 - ri the height and area of a sign.

12. In accordance with the *Municipal Government Act*, a variance shall not be granted if:
 - a) the variance violates the intent of the Land Use By-law;
 - b) the difficulty experienced is general to properties in the area; or
 - c) the difficulty experienced results from an intentional disregard for the requirements of this Land Use By-law.

13. Where the Development Officer has granted or refused a variance in the requirements of this Bylaw, notification of the variance shall be served upon all assessed property owners as follows:
 - a) entitled in the manner prescribed by the Variance Sections of the *Municipal Government Act*;
 - b) such notice shall be served ordinary mail;
 - c) where a variance is granted, a property owner served a notice may appeal the decision to the Council within twenty-one days after receiving the notice; and
 - d) where a variance is refused, the applicant may appeal the refusal to council within seven days after receiving notice of the refusal (by email where available), by giving written notice to the clerk who shall notify the development officer.

This is to certify that the resolution of which this is a true copy, was duly passed at a duly called meeting of the Council for the Municipality of the County of Richmond held on the ____ day of _____ 2024

Given under the hand of the Chief Administrative Officer and under the corporate seal of the said Municipality this ____ day of _____ 2024

Troy MacCulloch, CAO

**A BYLAW TO AMEND THE ISLE MADAME LAND USE BY-LAW
FOR THE MUNICIPALITY OF THE COUNTY OF RICHMOND**

The Isle Madame Land Use By-law is hereby amended by:

In Part 2: “Administration” of the Land Use By-law is hereby amended by adding to the following section immediately after Subsection 2.10 and renumbering the part accordingly:

Variances

11. Notwithstanding anything in this By-law, the Development Officer may vary:
 - a) the percentage of land that may be built upon;
 - b) the size or other requirements relating to setbacks;
 - c) lot frontage;
 - d) lot area;
 - e) the location and number of parking spaces and loading spaces required;
 - f) the ground area of a structure;
 - g) the height of a structure;
 - h) the floor area occupied by a home-based business; and/or
 - i) the height and area of a sign.
12. In accordance with the *Municipal Government Act*, a variance shall not be granted if:
 - a) the variance violates the intent of the Land Use By-law;
 - b) the difficulty experienced is general to properties in the area; or
 - c) the difficulty experienced results from an intentional disregard for the requirements of this Land Use By-law.
13. Where the Development Officer has granted or refused a variance in the requirements of this Bylaw, notification of the variance shall be served upon all assessed property owners as follows:
 - a) entitled in the manner prescribed by the Variance Sections of the Municipal Government Act;
 - b) such notice shall be served ordinary mail;
 - c) where a variance is granted, a property owner served a notice may appeal the decision to the Council within twenty-one days after receiving the notice; and
 - d) where a variance is refused, the applicant may appeal the refusal to council within seven days after receiving notice of the refusal (by email where available), by giving written notice to the clerk who shall notify the development officer.

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Given under the hand of the Chief Administrative Officer and under the corporate seal of the said Municipality this ____ day of _____ 2024

Troy MacCulloch, CAO

**A BYLAW TO AMEND THE MUNICIPALITY OF THE COUNTY OF RICHMOND LAND USE BY-LAW
FOR THE MUNICIPALITY OF THE COUNTY OF RICHMOND**

The Municipality of the County of Richmond Land Use By-law for the Municipality of the County of Richmond is hereby amended by:

In Section 4.9: "Variances" of the Land Use By-law, adding to the following Subsection immediately after Subsection 4.9.2:

4.9.3 Where the Development Officer has granted or refused a variance in the requirements of this Bylaw, notification of the variance shall be served upon all assessed property owners as follows:

- a) entitled in the manner prescribed by the Variance Sections of the *Municipal Government Act*;
- b) such notice shall be served ordinary mail;
- c) where a variance is granted, a property owner served a notice may appeal the decision to the Council within twenty-one days after receiving the notice; and
- d) where a variance is refused, the applicant may appeal the refusal to council within seven days after receiving notice of the refusal (by email where available), by giving written notice to the clerk who shall notify the development officer.

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Given under the hand of the Chief Administrative Officer and under the corporate seal of the said Municipality this ____ day of _____ 2024

Troy MacCulloch, CAO