

**A G E N D A**

1. Meeting to Order
2. Roll Call
3. Election of Chair
4. Election of Vice Chair
5. Amendments to Agenda
6. Approval of the Agenda
7. Disclosure of Conflict-of-Interest Issues
8. Approval of Minutes Page 2
  - a. November 12, 2025
9. Business Arising from the Minutes
10. Business Page 7
  - a. Amendments to the Municipal Planning Strategy and Land Use By-law to expand the New Minas Growth Centre, facilitate development in the Country Residential (A4) Zone and establish Wellfield Protections for the Town of Wolfville Water Supply
11. Other Business
12. Comments from the Public
13. Date of Next Meeting: January 13, 2026
14. Adjournment

Accommodations are available for this meeting: please submit your request at [www.countyofkings.ca/accommodationsrequest](http://www.countyofkings.ca/accommodationsrequest)

**Land Acknowledgement**

The Municipality of the County of Kings is in Mi'kma'ki, the ancestral, unceded, and current territory of the Mi'kmaq Peoples. The Municipality of the County of Kings is a neighbour to Annapolis Valley First Nation and Glooscap First Nation, as well as a diverse urban and rural Indigenous population. We are all treaty people and commit to upholding the Peace and Friendship Treaties and working towards reconciliation in all areas of the Municipality.

# PLANNING ADVISORY COMMITTEE

November 12, 2025

## Draft Minutes

<b>Meeting, Date and Time</b>	A meeting of the Planning Advisory Committee (PAC) was held on Wednesday, November 12, 2025, in Council Chambers at 181 Coldbrook Village Park Drive.
<b>Attending</b>	In Attendance:
<b>PAC Members</b>	Councillor Emily Lutz – Chair Deputy Mayor Everett MacPherson Councillor Doug Gates Erik Deal – Citizen Member Kate Friars – Citizen Member Logan Morse – Citizen Member
<b>Municipal Staff</b>	Trish Javorek – Director, Planning and Inspections Laura Mosher – Manager, Planning Alice Jacob – Planner Peri Bowman-Planner Leslie Malley – Recording Secretary
<b>Public</b>	4 members of the public were in attendance
<b>Regrets</b>	<b>On a motion of Mr. Deal and Councillor Gates, that Councillor Riley Peckford absence was excused.</b>  The question was called on the motion. <b>Motion carried.</b>
<b>1. Meeting to Order</b>	Councillor Lutz, Chair, called the meeting to order at 1:05 pm.
<b>2. Roll Call</b>	Roll call was taken.
<b>3. Amendments to the Agenda</b>	<b>None.</b>
<b>4. Approval of the Agenda</b>	<b>On motion of Councillor Gates and Deputy Mayor MacPherson, that the agenda for the November 12, 2025, meeting of Planning Advisory Committee be approved as circulated.</b>  The question was called on the motion. <b>Motion carried.</b>

5. **Disclosure of Conflict-of-Interest** Mr. Morse disclosed that he has a conflict on item 8.b Application to rezone a property at 1025 Sherman Belcher Road (PID 55325633), Centreville (File 25-12) and will leave his seat for that item.
6. **Approval of Minutes September 9, 2025** **On motion of Mr. Morse and Ms. Friars, that the minutes of the Planning Advisory Committee meeting held on September 9, 2025, be approved as circulated.**
- The question was called on the motion. **Motion carried.**
7. **Business Arising from the Minutes** None.
8. **Business**
- a. **Application to rezone 1184 Parkway Drive (PID 55037063), Port Williams (File 25-08)** Peri Bowman, Planner, presented an application submitted by Nick Levy to rezone a property located at 1184 Parkway Drive (PID 55037063), Port Williams from the General Commercial (C1) Zone to the Light Industrial Commercial (M1) Zone to permit Bulk Mineral Storage (salt)
- Questions of Clarification:
- A discussion occurred regarding the zoning history of the area and staff clarified that when the Land Use By-law #106 was approved, the area, including the subject property retained the General Commercial (C1) Zone.
- On the motion of Councillor Gates and Mr. Morse, that the Planning Advisory Committee recommends that Municipal Council give First Reading to and hold a Public Hearing regarding the application to rezone 1184 Parkway Drive (PID 55037063), Port Williams from the General Commercial (C1) Zone to the Light Industrial Commercial (M1) Zone as described in Appendix C of the report dated November 12, 2025.
- The question was called on the motion. Motion carried.
- Before the next application was presented to the Committee, Mr. Morse vacated his seat (approximately at 1:20 pm)
- b. **Application to rezone a property at 1025 Sherman Belcher Road (PID 55325633), Centreville (File 25-12)** Alice Jacob, Planner, presented an application submitted Logan Morse of Morse Holdings Limited to amend the Land Use By-law (LUB) map to rezone the property located at 1025 Sherman Belcher Road (PID 55325633), Centreville from the Residential One Unit (R1) Zone to the Residential Mixed Density (R3) Zone to enable the development of a townhouse-style multi-unit dwelling.
- Questions of Clarification:
- A discussion occurred regarding the built form being proposed by the applicant. Staff informed the Committee that, as the application is a rezoning, the applicant can amend their proposal provided it meets the requirements of the new zone, should the application be approved by

Council.

**On the motion of Councillor Gates and Mr. Deal that the Planning Advisory Committee recommends that Municipal Council give First Reading to and hold a Public Hearing regarding the application to rezone 1025 Sherman Belcher Road (PID 55325633), Centreville from the Residential One Unit (R1) Zone to the Residential Mixed Density (R3) Zone, as described in Appendix D of the report dated November 12, 2025.**

The question was called on the motion. **Motion carried.**

**c. Application to add carwash facilities at 4308 Highway 1 (PID 55140925), South Berwick as permitted use in the Rural Commercial (C4) Zone (File 25-14)**

Mr. Morse returned to his seat at approximately 1:35 pm

Alice Jacob, Planner, presented an application submitted by Macall Robinson of 4326737 Nova Scotia Limited for a Land Use By-law Text Amendment to add Carwash Facilities as a permitted use in the Rural Commercial (C4) Zone. This would enable the applicant to develop a Car Wash Facility on the property located at 4308 Highway 1 (PID 55140925), South Berwick, which is within the Rural Commercial (C4) Zone.

Questions of Clarification:

Councillor Gates had questions on the source of the water consumption data. Ms. Jacob clarified that the consumption details came from Finance related to information on car wash facilities in Greenwood and the Village of New Minas Water Utility was consulted regarding those in New Minas.

A discussion occurred regarding the role of the Nova Scotia Department of Environment and Climate Change in the regulation and installation of on-site septic disposal systems.

A discussion occurred regarding the MPS not having the policy to permit this use by development agreement as staff explained that the MGA regulates what a DA can regulate.

A discussion occurred on how this amendment, if successful, would permit the use on both existing and future Rural Commercial (C4) Zoned properties.

**On the motion of Mr. Deal and Ms. Friars that the Planning Advisory Committee recommends that Municipal Council refuse the application to amend the text of the Land Use By-law to add Carwash Facilities as a permitted use in the Rural Commercial (C4) Zone due to the potential for the creation of pollution, consistent with policy 5.3.7(c)(ix), as described in the report dated November 12, 2025.**

Debate:

Deputy Mayor MacPherson stated that a Car Wash does not look that much different than what is currently allowed in the current C4 zone which includes uses that use chemicals. If the Department of Environment had some sort of regulation, it would make this easier to support. Ms. Mosher

stated that most of the allowed uses have a regulatory body that regulates the installation/transportation of various chemicals (example used was a gas bar) and none exists on car washes.

A question was posed as to why a Development Agreement cannot be used vs. doing a carte blanche in all C4 zones. It was clarified that a Development Agreement is not permitted within the C4 zone for this use. Another question was posed whether the option exists to change the Municipal Planning Strategy to create a Development Agreement option in certain circumstances? Ms. Mosher clarified that an amendment to create a Development Agreement option could occur, however, the *Municipal Government Act* outlines those matters that can be regulated through a Land Use By-law or Development Agreement. On-site waste disposal (septic) systems are not a matter that can be regulated by either a Land Use By-law or Development agreement since the jurisdiction for regulation falls to the provincial Department of Environment and Climate Change.

Mr. Morse stated he understands where Deputy Mayor MacPherson's comments come from, however, based on staff stating that NSECC response on septic being reactionary vs. proactively it's too risky once something has been identified as then, it's too late once chemicals come into play.

Mr. Deal asked about Carwashes in the C4 zone specifically, were they intentionally left out of the zone? Ms. Mosher stated when they originally condensed 50 zones into 28, they turned our mind to specific uses and at that time, there was no reason to consider a carwash.

Deputy Mayor MacPherson spoke about Mr. Morse's comments and seeing the point about the reactionary measures vs. proactively approaching it and regulating it, he has changed his mind and appreciates everyone's comments and input.

Councillor Lutz stated she is struggling not to support this due to the other permitted uses and made a point that maybe the drought this year was swaying the decision. She discussed the location being adjacent to a Growth Centre and we should look at a buffer zone whereby there is some flexibility. She wishes a Development Agreement was an option and then some of the issues could be controlled.

The question was called on the motion. **Motion carried.**

## 9. Comments from the Public

Nick Levy, New Minas commented on the carwash facilities application. He advised that based on his experience, there are oil receptors that can catch things out of drains and that there are options to mitigate contamination.

Chris Cann, Baxter's Harbour spoke on the Nominating Committee process, public presentations time limits and the appeals process. Councillor Lutz thanked him for his input and referenced By-laws 64 and 102 for committee rules and meetings.

**10. Date of Next Meeting**

The next meeting of the Planning Advisory Committee is scheduled for Tuesday, December 9, 2025, in Council Chambers at 1pm.

**11. Adjournment**

**There being no further business, on motion of Councillor Gates and Mr. Morse, that the meeting adjourn.**

**Approved:  
Planning Advisory Committee**

**Month/Day/Year**

DRAFT



# Municipality of the County of Kings

## Report to the Planning Advisory Committee

**Amendments to the Municipal Planning Strategy and Land Use By-law to expand the New Minas Growth Centre, facilitate development in the Country Residential (A4) Zone and establish Wellfield Protections for the Town of Wolfville Water Supply**

**(File #P23-01)**

**December 9, 2025**

**Prepared by:** Planning and Development Services

<b>Project</b>	Growing Greenwich Planning Project to expand development permissions in the community of Greenwich
<b>Location</b>	New Minas, Greenwich, Country Residential (A4) Zone

### 1. ORIGIN

In May 2024, Municipal Council directed the Chief Administrative Officer to investigate amendments to the Municipal Planning Documents related to expanding the Growth Centre of New Minas in response to two proposals for development that cannot currently be accommodated under the existing policies and regulations of the Municipal Planning Strategy ('MPS') and Land Use By-law ('LUB').

### 2. OPTIONS

In response to the proposed amendments, the Planning Advisory Committee may:

- A. Authorize a Public Participation Meeting in accordance with policies PLAN-09-004 and PLAN-09-005; or
- B. Provide alternative direction, such as requesting further information on a specific topic, or recommending changes to the draft amendments.

### 3. STAFF RECOMMENDATION

Staff recommend that the Planning Advisory Committee forward the amendments to a Public Participation Meeting by passing the following motion.

**That the Planning Advisory Committee authorize a Public Participation Meeting in accordance with policy PLAN-09-005 related to amendments to the Municipal Planning Documents related to the expansion of the Growth Centre of New Minas and other amendments associated with the Growing Greenwich? Project.**

#### **4. BACKGROUND**

In Fall 2023, Municipal Planning Staff received requests from two separate property owners in the community of Greenwich seeking greater development permissions for their properties. Planning Staff prepared options reports that were presented to Council in Spring 2025 where Council authorized the Chief Administrative Officer to pursue amendments to expand the Growth Centre of New Minas.

Planning Staff retained a community engagement consultant and developed an engagement plan consisting of three rounds of engagement that took place in May, June and September of 2025. A series of online and in person engagement occurred to seek feedback from community members regarding the future development of the area including land uses, built form, community amenities and other comments and concerns. [Reports](#) summarizing feedback received were released for review by members of the public at each stage of community engagement.

Members of the public were divided on their preferences for the future of the area with some welcoming additional development opportunities while others were more in favour of maintaining the status quo with potentially some increased ability for residential development. Preservation of the agricultural lands and community feel were of primary importance for the majority of participants.

During the engagement process, Staff from the Town of Wolfville reached out to the Municipality regarding protections for their municipal water supply. Until recently, the Town of Wolfville did not have protections associated with their Source Water Protection Plan. As their Wellfield Protection Overlays extend into the Municipality, it is appropriate that protections be included in the Municipality's Planning Documents.

#### **5. PROPOSED AMENDMENTS**

In response to feedback from community members, Planning Staff are proposing the following amendments:

1. Expansion of the Growth Centre of New Minas
2. Amendments to policy related to development agreements for expanded residential development in the Country Residential (A4) Zone
3. Inclusion of mapping and regulations related to Wellfield Protection associated with the Town of Wolfville Water Supply.

### Expansion of the Growth Centre of New Minas

Staff are proposing that the Growth Centre of New Minas be expanded to include the entirety of PIDs 55500961 and 55434328 in the boundary of the Growth Centre of New Minas. The current Growth Centre boundary bisects these properties and the expansion represents a minor change that simply includes the property under one set of zone requirements and policies by matching the Growth Centre boundary to the property line. These PIDs are one of the properties that were subject of a request to Council for consideration of greater developability. The proponents have indicated that they are planning to develop the site, known as the Old Horton High site, with a mixed commercial-residential development consisting of upwards of 200 units as well as grade-related commercial uses. In the context of the existing policies of the Municipal Planning Strategy, Staff expect a development agreement to be required to realize the full proposal submitted by the proponents, Staff are proposing to apply the Mixed Commercial Residential (C3) Zone to these properties to enable some development to occur on an as-of-right basis.

### Amendments to Country Residential (A4) Zone Development Agreement Policy

In policy 3.4.33, the MPS outlines the enabling policy related to the development of clustered housing. The policy enables Council to consider a development agreement for up to 8 residential units within low rise structures. The built form of the structures (one unit, two unit, multi-unit dwelling), is not specified but the lot area associated with a one unit dwelling is required for each residential unit. The Country Residential (A4) Zone requires 10,000 square feet of lot area for a one unit dwelling. As a result a lot area of at least 80,000 square feet to develop eight residential units as opposed to the minimum 14,400 square feet required in the Residential Multi-unit (R4) Zone in Growth Centres, that benefit from the same municipal sewer services. Currently the policy is written in a way that limits the realization of the full potential of development on properties in the zone that benefit from municipal sewer services due to:

- A limit of 8 residential units, regardless of lot area
- Significant lot area requirement per unit

As a result, Staff are proposing remove the limitation on 8 units, instead, determining the number of units to be considered based on the total lot area. In order to ensure efficient provision of sewer service, and to achieve development at a density that is consistent with the as-of-right permissions, the lot area requirement is proposed to be linked to the lot area requirement for a residential unit within a semi-detached dwelling, which is currently half of the requirement for a one unit dwelling when sewer services are available, or 5,000 square feet. Within areas where municipal services are not available, the 30,000 square foot requirement continues to be required to ensure the low density rural character can be maintained. Staff are also proposing to clarify the maximum size of the dwelling by restricting the overall height to the permitted height in the zone which is currently 35 feet.

### Wolfville Wellfield Protection Overlay

Staff are proposing to amend the map and text of the Land Use By-law to incorporate Wellfield Protection Overlays and associated regulations consistent with those contained in the Town of Wolfville Land Use By-law. The Wellfield Protection Zones, are based on time of travel for contaminants to get to wellheads and extend into lands within the Municipality. Wellfield Protection Zones are identified in the Town of Wolfville Source Water Protection Plan which is a provincial requirement for all municipal water supplies.

## 6. POLICY REVIEW

From a policy perspective, the community of Greenwich has characteristics of both rural areas and urban areas. Elements that contribute to the rural characteristics include farming activity, residential properties with larger lots and commercial uses that are generally related to farming activity in the area. The community also benefits from municipal sewer services and is one of only six communities in the Municipality that benefits from municipal water services, a resource that may become more important in coming years due to changes in weather patterns associated with climate change. The community also contains the following additional characteristics of a Growth Centre, as outlined in policy 2.1.3 of the MPS:

- Active transportation corridors in the form of both the Harvest Moon Trail and a sidewalk on Highway 1 linking New Minas and the Town of Wolfville;
- Community facilities in the form of the Greenwich Community Hall;
- Diverse housing options in the form of one unit dwellings, two unit dwellings, townhouses, small apartment buildings and a residential care facility; and,
- A concentration of commercial and/or industrial opportunities.

As a result of these services and previous policies related to areas previously known as Hamlets has enabled residential development at a scale that exceeds other rural areas of the Municipality in the area located west of the Greenwich Connector. This area comprises roughly 240 acres. Residential development in this area is located within the Country Residential (A4) Zone. Properties that are used for agriculture are in the Agricultural (A1) Zone.

The area east of the connector road, which benefits from sewer services and water services up to Eden Row, is more rural in nature, being the location of the majority of farming activity in the area. Staff have crafted the proposed amendments with this unique situation in mind by maintaining the applied zoning both west and east of the connector to ensure the protection of agricultural activities while enabling small increases in development permissions within the Country Residential (A4) Zone. A map of the current zoning can be found in Appendix E of this report.

### Expansion of the Growth Centre of New Minas

In terms of consistency with the existing vision, goals and objectives of the Municipal Planning Strategy, the expansion of the New Minas Growth Centre, this is a very minor alteration and includes the addition of roughly 4.5 acres to include the balance of a property that was partially located within the Growth Centre of New Minas and is considered a very minor adjustment.

The Umbrella Vision Statement stated in the MPS states that, *“Kings County values and nurtures the unique blend of small town and rural ways of life, safe and healthy communities, beautiful landscape, an agreeable climate, and a neighbourly and generous Valley spirit...the Municipality is driven to sustain a healthy balance between rural and more urban ways of life.”* There is perhaps nowhere else in the Municipality that better embodies these statements than the community of Greenwich. The MPS outlines additional vision statements associated with various themes. Relevant vision statements to this project are outlined in Table 1, below:

Theme	Priorities
Settlement	<p>Encourage efficient service and infrastructure delivery.</p> <p>Enable and encourage a diversity of housing throughout the region.</p>
Agriculture	<p>Identify and continue to protect agricultural land.</p> <p>Forge a deeper understanding of agriculture within the community through access to healthy, affordable, locally-produced food.</p>
Transportation	<p>Develop safe active transportation within and between Growth Centres and along key transportation corridors to better connect outlying areas.</p>
Healthy Communities	<p>Encourage housing that is healthy, affordable, sustainable, adequate, appropriate, safe and accessible.</p> <p>Identify and protect drinking water and groundwater supplies.</p>

As previously discussed, the area does not firmly fit within the characteristics of rural areas as there is both water and sewer infrastructure available to properties in the subject area and the area has seen significant development that is consistent with urban subdivision development. Similarly, the area does not firmly fit within the characteristics of urban areas as there is significant farming activity and associated businesses within the area. The recommended amendments have been drafted to ensure that infrastructure can be used more efficiently through more flexible development options and the agricultural areas maintain their protection by limiting the expansion of the New Minas Growth Centre boundary to the specified area.

Amendments to the Country Residential (A4) Zone

With regard to the expansion of development opportunities within the Country Residential (A4) Zone, in addition to the vision statements above, the following goals and objectives support amendments related to permitting secondary dwellings and increased permissions when Council is considering development agreements for more residential units:

Goal/Objective – Subject	Statement
Goal – Infrastructure	To construct and maintain high quality, strategically located, and sustainable infrastructure to service the Municipality.
Objective – Economic Development	To provide reliable and fiscally sustainable infrastructure.

Policy 3.4.2(d) of the MPS describes the zone placement considerations for the Country Residential (A4) Zone:

*3.4.2(d) Country Residential (A4); lands located in this zone are intended to maintain on-site serviced low-density neighbourhoods, consisting of primarily of one or two unit dwellings, while encouraging the efficient use of land and infrastructure in an agricultural setting. This zone has also been applied to isolated areas of serviced development in rural areas of the Municipality.*

With regard to those areas where sewer servicing is present, there are only 3 areas of the Municipality that are within the Country Residential (A4) Zone has been applied in the presence of sewer servicing: the community of Greenwich, Henshaw Drive, near North Kentville and east of Canning, along Highway 221 toward Kingsport and a portion of Pereau Road. The intent of the zone, when Council is considering a development agreement enabled in policy 3.4.33, is maintained through the proposed amendments through regulation of the height of buildings and by linking the density to that which is permitted in the zone.

The ability for greater development flexibility in this zone is further supported through the enabling policy contained in 3.4.33 as well as within policy 2.3.1(a):

*Council shall:*  
*2.3.1 permit the development of new publicly-owned and publicly-maintained roads, water and sewer services and sidewalks only within Growth Centres. In addition, Council may also permit:*  
*(a) new public roads in the Country Residential (A4) zone;*

It is clear that Council considered enabling greater levels of development within the Country Residential (A4) Zone since it permits the ability to develop new roads within the zone. This is not permitted in any other rural zone and enables land owners to access increased development potential beyond existing road frontages.

Town of Wolfville Wellfield Protection

With regard to the adoption of Wellfield Protection regulations for the Town of Wolfville, a Staff review has determined that only amendments to the Land Use By-law are required. With regard to consistency with the Goals, Objectives and policies of the MPS, the objective related to Settlement in the Drinking Water section of the MPS states: *To provide reliable and safe drinking water supplies to residents and businesses.* “ Similarly, the objective related to Healthy Communities states, *“To minimize risks of ground water contamination from inappropriate land uses.”* In support of these objectives, policy 2.6.2 and 2.6.3 states:

*Council shall:*

*2.6.2 implement, in cooperation with neighbouring municipalities, wellfield protection regulations through the Land Use By-law for the following water systems that have ground water recharge areas that extend into the Municipality:*

*(a) Town of Kentville Water Supply;*

*(b) Town of Berwick Water Supply;*

*(c) Town of Wolfville Water Supply.*

*2.6.3 identify on maps forming part of the Land Use By-law, in cooperation with neighbouring municipalities, where applicable, wellfield protection overlays that recognize wellfield protection zones;*

As a result, Staff have drafted amendments informed by the Town of Wolfville Land Use By-law to incorporate similar restrictions. These can be found in Appendix D of this report.

## **7. CONCLUSION**

In conclusion, Staff are of the opinion that the proposed amendments seek to strike a balance between conflicting policy direction related to urban and rural areas contained within the MPS. The proposed amendments will enable additional development within the Country Residential (A4) Zone while maintaining characteristics of development that are more consistent with rural areas such as lower building heights and ensure the ongoing protection of agricultural land by maintaining the Agricultural (A1) Zone. The amendments also protect drinking water supplies in the Town of Wolfville through the application of Wellfield Protection Overlays to prohibit risky uses.

## **8. APPENDIXES**

**Appendix A – MPS Map Amendments**

**Appendix B – MPS Text Amendments**

**Appendix C – LUB Map Amendments**

**Appendix D – LUB Text Amendments**

**Appendix E – Current Zoning**

## **Appendix A – Municipal Planning Strategy Map Amendments**

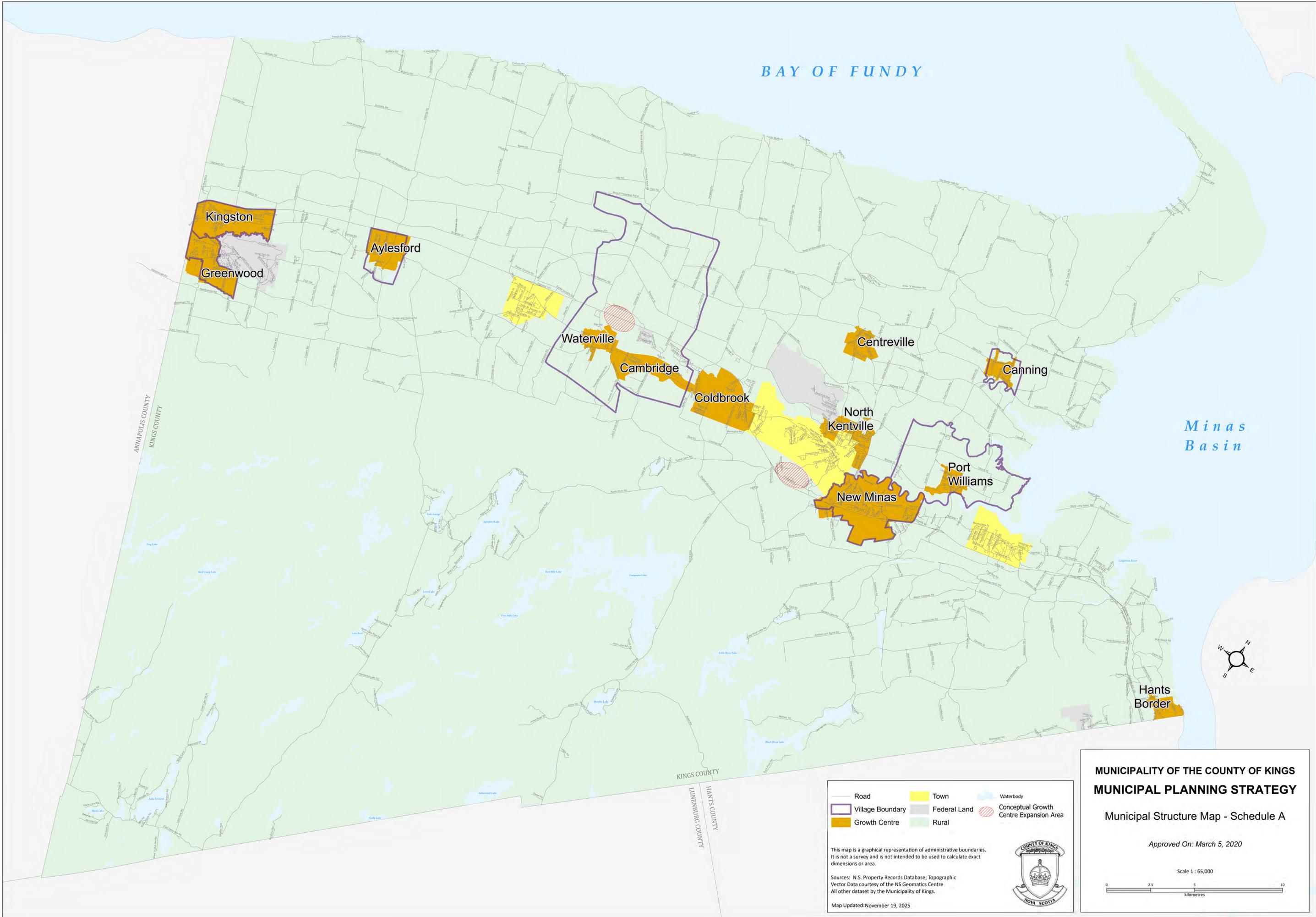
1. Delete Schedule A – Municipal Structure Map and replace with attached Schedule A.
2. Delete Schedule B – Rural Future Land Use and replace with attached Schedule B.
3. Delete Schedule C9 - New Minas Future Land Use and replace with attached Schedule C9
4. Delete Schedule E7 – Sidewalk Priority – New Minas and replace with attached Schedule E7.
5. Delete Schedule F – 2012 Land Cover Map and replace with attached Schedule F.

BAY OF FUNDY

Minas Basin

ANNAPOLIS COUNTY  
KINGS COUNTY

KINGS COUNTY  
LUNenburg COUNTY  
HANTS COUNTY



- Road
- Village Boundary
- Growth Centre
- Town
- Federal Land
- Rural
- Waterbody
- Conceptual Growth Centre Expansion Area

This map is a graphical representation of administrative boundaries. It is not a survey and is not intended to be used to calculate exact dimensions or area.

Sources: N.S. Property Records Database; Topographic Vector Data courtesy of the NS Geomatics Centre  
All other dataset by the Municipality of Kings.

Map Updated: November 19, 2025

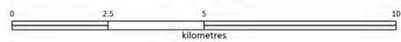


**MUNICIPALITY OF THE COUNTY OF KINGS**  
**MUNICIPAL PLANNING STRATEGY**

Municipal Structure Map - Schedule A

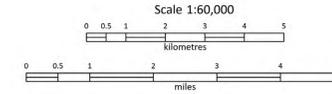
Approved On: March 5, 2020

Scale 1 : 65,000



MUNICIPALITY OF THE COUNTY OF KINGS  
**MUNICIPAL PLANNING STRATEGY**  
**RURAL FUTURE LAND USE**  
 Schedule B

Approved On: March 5, 2020  
 Amended Date: July 10, 2023



BAY OF FUNDY

Minas Basin

ANNAPOLIS COUNTY  
 KINGS COUNTY

KINGS COUNTY  
 HANTS COUNTY  
 LINCOLNBURG COUNTY

LAND USE DESIGNATION		OTHER FEATURES	
<span style="background-color: yellow; border: 1px solid black; display: inline-block; width: 15px; height: 10px;"></span>	A - Agricultural	<span style="border-bottom: 2px solid blue; width: 20px; display: inline-block;"></span>	Highway 101
<span style="background-color: lightgreen; border: 1px solid black; display: inline-block; width: 15px; height: 10px;"></span>	N - Resource	<span style="border-bottom: 2px solid brown; width: 20px; display: inline-block;"></span>	Collector Highway
<span style="background-color: lightblue; border: 1px solid black; display: inline-block; width: 15px; height: 10px;"></span>	S - Shoreland	<span style="border-bottom: 2px solid red; width: 20px; display: inline-block;"></span>	Trunk Highway
		<span style="border-bottom: 1px solid black; width: 20px; display: inline-block;"></span>	Road
		<span style="background-color: lightgrey; border: 1px solid black; display: inline-block; width: 15px; height: 10px;"></span>	Waterbody
		<span style="background-color: grey; border: 1px solid black; display: inline-block; width: 15px; height: 10px;"></span>	Growth Centre
		<span style="background-color: darkgrey; border: 1px solid black; display: inline-block; width: 15px; height: 10px;"></span>	First Nations, DND Land
		<span style="border: 1px solid black; display: inline-block; width: 15px; height: 10px;"></span>	Town
		<span style="border-bottom: 1px dashed black; width: 20px; display: inline-block;"></span>	Property Boundary

Sources  
 Property Data: Nova Scotia Property Records Database (NSPRD);  
 Planimetric Data: Nova Scotia Topographic Database (NSTDB); Courtesy  
 of the N.S. Geomatics Centre, Amherst. All other data originates with the Municipality of Kings  
 Database.  
 This map is a graphical representation of property boundaries and Municipal boundaries.  
 It is not a survey and is not intended to be used to calculate exact dimensions or area.  
 Map Updated: December 2, 2025



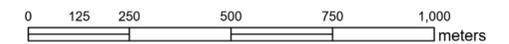
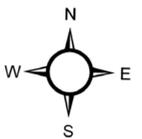
# GROWTH CENTRE

## New Minas

FUTURE LAND USE

Schedule C9

-  Commercial Designation
-  Industrial Designation
-  Residential Designation
-  Property Parcel
-  Town, First Nation or Federal Land
-  Waterbody
-  Watercourse
-  Trail
-  Road



Approved: March 5, 2020

Amended: July 10, 2023

*Lands covered by watercourses/waterbodies shall be subject to the requirements of the Environmental Constraints (O1) Zone.*

*This map is a graphical representation of property boundaries and Municipal boundaries. It is not a survey and is not intended for use with calculating exact dimensions or area.*

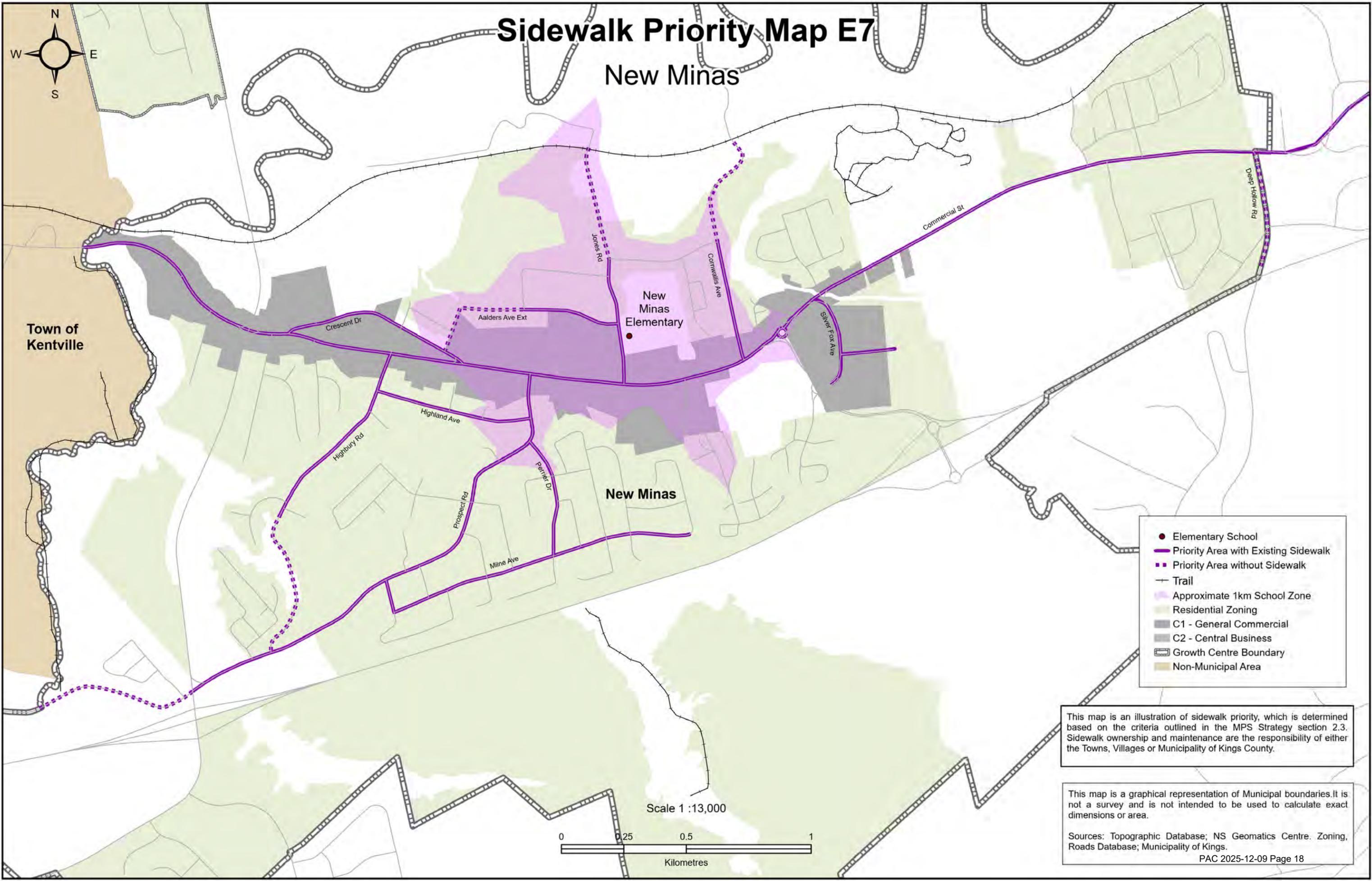
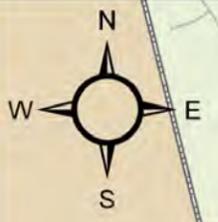
*Sources: Nova Scotia Property Records Database and Topographic Database; NS Geomatics Centre; all other data originates with the Municipality of the County of Kings.*



MUNICIPALITY  
OF THE  
COUNTY OF KINGS

# Sidewalk Priority Map E7

## New Minas



Town of Kentville

New Minas

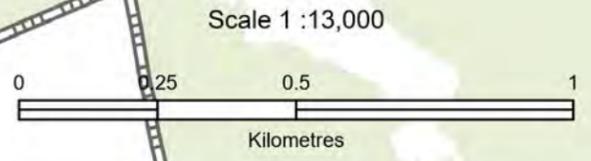
New Minas Elementary

- Elementary School
- Priority Area with Existing Sidewalk
- - Priority Area without Sidewalk
- - Trail
- Approximate 1km School Zone
- Residential Zoning
- C1 - General Commercial
- C2 - Central Business
- ▭ Growth Centre Boundary
- Non-Municipal Area

This map is an illustration of sidewalk priority, which is determined based on the criteria outlined in the MPS Strategy section 2.3. Sidewalk ownership and maintenance are the responsibility of either the Towns, Villages or Municipality of Kings County.

This map is a graphical representation of Municipal boundaries. It is not a survey and is not intended to be used to calculate exact dimensions or area.

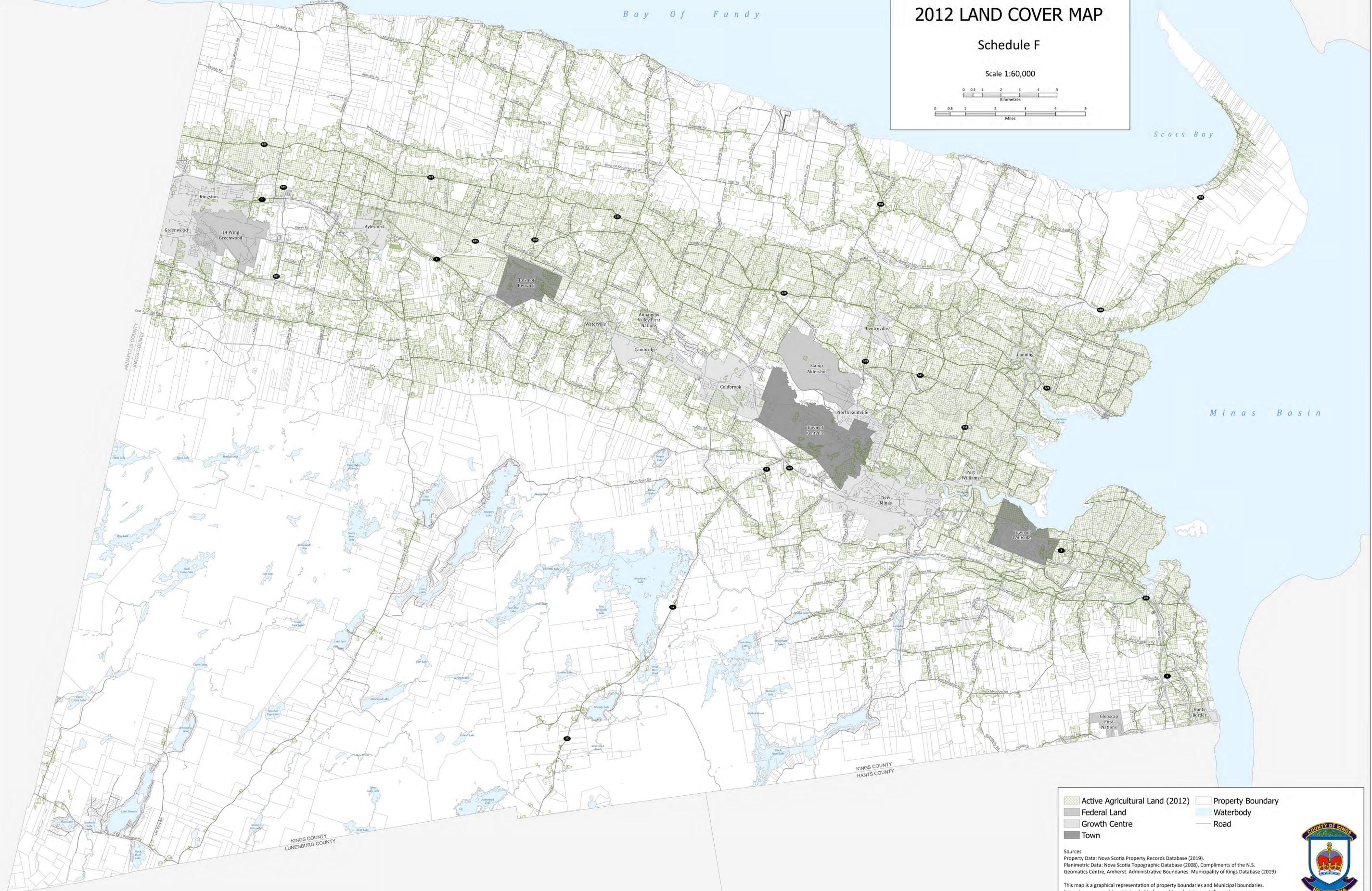
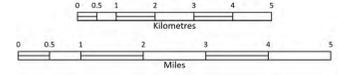
Sources: Topographic Database; NS Geomatics Centre. Zoning, Roads Database; Municipality of Kings.



MUNICIPALITY OF THE COUNTY OF KINGS  
**MUNICIPAL PLANNING STRATEGY**  
**2012 LAND COVER MAP**  
 Schedule F



Scale 1:60,000



- Active Agricultural Land (2012)
- Federal Land
- Growth Centre
- Town
- Property Boundary
- Waterbody
- Road

Sources  
 Property Data: Nova Scotia Property Records Database (2019).  
 Planimetric Data: Nova Scotia Topographic Database (2008), Compliments of the N.S. Geomatics Centre, Amherst. Administrative Boundaries: Municipality of Kings Database (2019)

This map is a graphical representation of property boundaries and Municipal boundaries. It is not a survey and is not intended to be used to calculate exact dimensions or area.

Map Updated: December 3, 2025



## Appendix B – MPS Text Amendments

### Proposed Municipal Planning Strategy Text Amendment (By-law 105)

#### THE MUNICIPALITY OF THE COUNTY OF KINGS

#### AMENDMENT TO BY-LAW 105 MUNICIPAL PLANNING STRATEGY

#### Municipal Planning Strategy amendments to enable greater development flexibility in the Country Residential (A4) Zone

#### BY-LAW 105 – MUNICIPAL PLANNING STRATEGY

1. Delete text following policy 3.4.32 and before policy 3.4.34 and replace with:

The Country Residential (A4) Zone accommodates residents that prefer to live in a country setting where the growth of strong community bonds between neighbours is a common occurrence. Since housing needs change throughout life, as young children grow and leave their childhood homes and/or low maintenance housing options are preferred, Council supports a variety of housing types within the Country Residential (A4) Zone to enable people to stay in their communities at all life stages.

Council does not intend to expand the Country Residential (A4) Zone due to public road maintenance cost in low density areas.

Council shall:

- 3.4.33 consider only by development agreement within the Country Residential (A4) Zone clustered housing developments. In evaluating such development agreements, Council shall be satisfied that the proposal:
- (a) is on a lot with a minimum area for each proposed residential unit that is equal to or greater than the minimum per unit lot size for a semi-detached dwelling in the Country Residential (A4) Zone; *(Amended October 1, 2024, File P21-01)*
  - (b) consists of low rise buildings that are consistent with the height permissions for residential uses in the zone;
  - (c) clusters the residential buildings, lawns, on-site services and accessory structures to:

- (i) reduce the potential for conflict between residential and agricultural uses by providing a natural buffer with any adjacent agricultural or resource uses;
- (ii) minimize loss of productive agricultural lands; and
- (iii) protect sensitive natural features; and
- (d) meets the general development agreement criteria set out in section 5.3 Development Agreements and Amending the Land Use by-law; and

*(Amended [date], File P23-01)*

## **Appendix C – Land Use By-law Map Amendments**

1. Delete Map 9 – New Minas Zoning and replace with attached Map 9.
2. Delete Map 13 – Rural Zoning and replace with attached Map 13.

# New Minas

LAND USE BY-LAW

Map 9

- C1 - General Commercial
- C3 - Mixed Commercial Residential
- C5 - Highway Commercial
- C6 - Comprehensive Business Development
- I1 - Institutional
- M1 - Light Industrial Commercial
- M2 - Heavy Industrial
- O1 - Environmental Constraint
- P1 - Commercial Recreation
- R2 - Residential One and two Units
- R3 - Residential Mixed Density
- R4 - Residential Multi-Unit
- R5 - Comprehensive Neighbourhood Development.

- Road
- Collector Road
- Trail
- Watercourse
- ▨ Development Agreement
- ▨ Environmentally Sensitive Area (ESA) Overlay
- ▭ Growth Centre
- ▭ Property Parcel
- ▭ Town, First Nation or Federal Land
- ▭ Wellfield Overlay
- ▭ Waterbody

Approved: March 5, 2020

Amended: November 19, 2025



Scale: 1:9,000

0 100 200 400 600 800 metres

0 312.5 625 1,250 1,875 2,500 feet

Lands covered by watercourses/waterbodies shall be subject to the requirements of the Environmental Constraints (O1) Zone.

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Sources: Nova Scotia Property Records Database and Topographic Database; NS Geomatics Centre; all other data originates with the Municipality of the County of Kings.



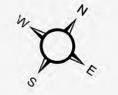
Municipality of the County of Kings

BAY OF FUNDY

Minas Basin

ANNAPOLIS COUNTY  
KINGS COUNTY

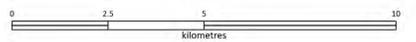
KINGS COUNTY  
LUNenburg COUNTY  
HANTS COUNTY



**MUNICIPALITY OF THE COUNTY OF KINGS**  
**LAND USE BYLAW**  
**RURAL ZONING**  
Map 13

Approved On: March 5, 2020  
Amended Date: June 18, 2025

Scale 1 : 65,000



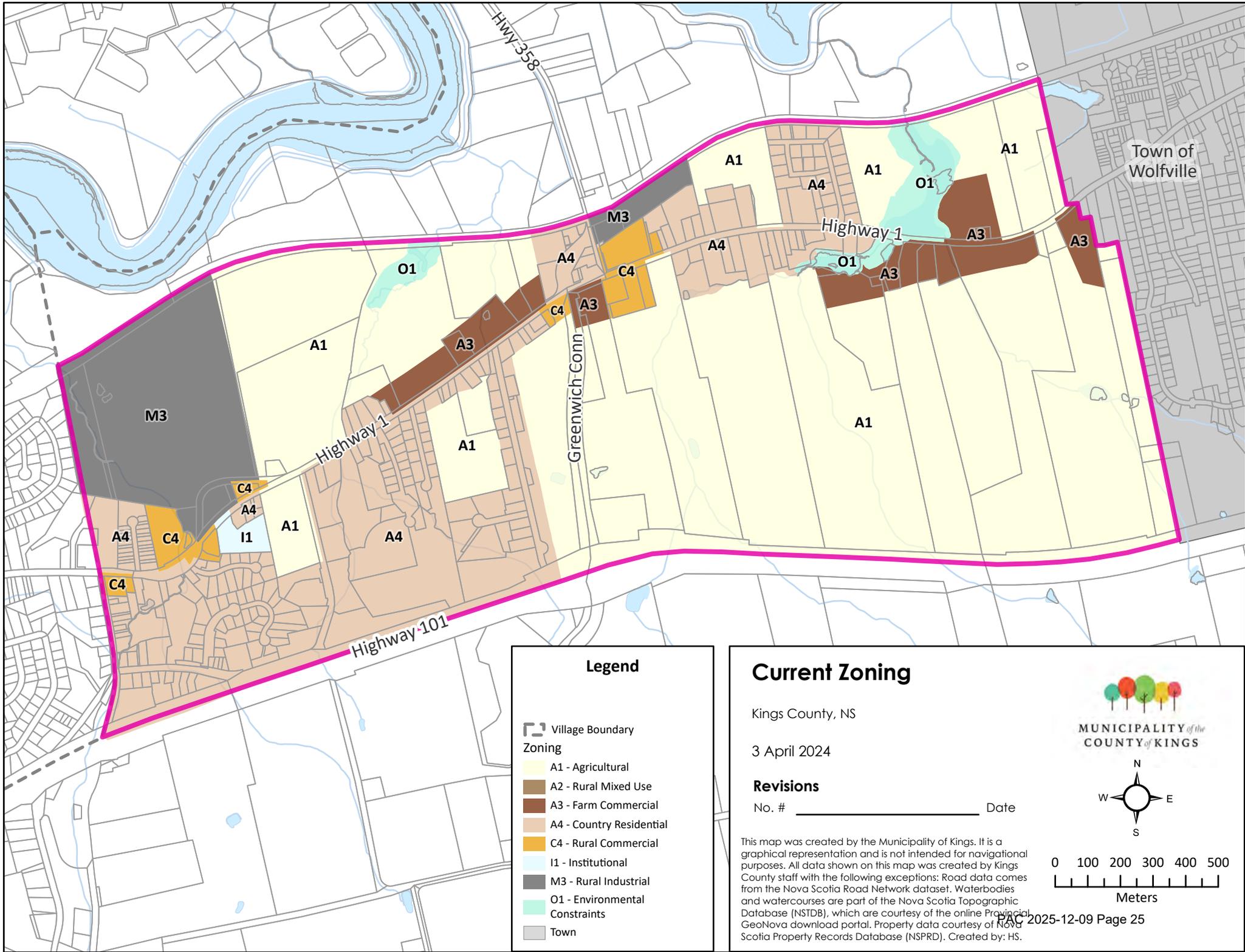
<p><b>ZONING</b></p> <ul style="list-style-type: none"> <li><span style="display: inline-block; width: 10px; height: 10px; background-color: #FFD700; border: 1px solid black; margin-right: 5px;"></span> C4 - Rural Commercial</li> <li><span style="display: inline-block; width: 10px; height: 10px; background-color: #FFA500; border: 1px solid black; margin-right: 5px;"></span> C5 - Highway Commercial</li> <li><span style="display: inline-block; width: 10px; height: 10px; background-color: #808080; border: 1px solid black; margin-right: 5px;"></span> M3 - Rural Industrial</li> <li><span style="display: inline-block; width: 10px; height: 10px; background-color: #D3D3D3; border: 1px solid black; margin-right: 5px;"></span> I1 - Institutional</li> <li><span style="display: inline-block; width: 10px; height: 10px; background-color: #FFFFE0; border: 1px solid black; margin-right: 5px;"></span> A1 - Agricultural</li> <li><span style="display: inline-block; width: 10px; height: 10px; background-color: #D2B48C; border: 1px solid black; margin-right: 5px;"></span> A2 - Rural Mixed Use</li> <li><span style="display: inline-block; width: 10px; height: 10px; background-color: #A0522D; border: 1px solid black; margin-right: 5px;"></span> A3 - Farm Commercial</li> <li><span style="display: inline-block; width: 10px; height: 10px; background-color: #8B4513; border: 1px solid black; margin-right: 5px;"></span> A4 - Country Residential</li> </ul>	<ul style="list-style-type: none"> <li><span style="display: inline-block; width: 10px; height: 10px; background-color: #4682B4; border: 1px solid black; margin-right: 5px;"></span> AS - Historic Hamlet of Grand Pré</li> <li><span style="display: inline-block; width: 10px; height: 10px; background-color: #ADD8E6; border: 1px solid black; margin-right: 5px;"></span> S1 - Lakeshore Residential</li> <li><span style="display: inline-block; width: 10px; height: 10px; background-color: #87CEEB; border: 1px solid black; margin-right: 5px;"></span> S2 - Lakeshore Limited Development</li> <li><span style="display: inline-block; width: 10px; height: 10px; background-color: #ADD8E6; border: 1px solid black; margin-right: 5px;"></span> T1 - Tidal Shoreland</li> <li><span style="display: inline-block; width: 10px; height: 10px; background-color: #ADD8E6; border: 1px solid black; margin-right: 5px;"></span> T2 - Tidal Commercial</li> <li><span style="display: inline-block; width: 10px; height: 10px; background-color: #90EE90; border: 1px solid black; margin-right: 5px;"></span> N1 - Resource</li> <li><span style="display: inline-block; width: 10px; height: 10px; background-color: #90EE90; border: 1px solid black; margin-right: 5px;"></span> N2 - Aggregate Related Industry</li> <li><span style="display: inline-block; width: 10px; height: 10px; background-color: #90EE90; border: 1px solid black; margin-right: 5px;"></span> P1 - Commercial Recreation</li> <li><span style="display: inline-block; width: 10px; height: 10px; background-color: #90EE90; border: 1px solid black; margin-right: 5px;"></span> O1 - Environmental Constraints</li> </ul>	<p><b>OVERLAYS</b></p> <ul style="list-style-type: none"> <li><span style="display: inline-block; width: 10px; height: 10px; background-color: #ADD8E6; border: 1px solid black; margin-right: 5px;"></span> Wellfield</li> <li><span style="display: inline-block; width: 10px; height: 10px; background-color: #90EE90; border: 1px solid black; margin-right: 5px;"></span> Town Water Supply Overlay (TWS)</li> <li><span style="display: inline-block; width: 10px; height: 10px; background-color: #90EE90; border: 1px solid black; margin-right: 5px;"></span> Wind Turbine Overlay</li> <li><span style="display: inline-block; width: 10px; height: 10px; background-color: #90EE90; border: 1px solid black; margin-right: 5px;"></span> Environmentally Sensitive Area (ESA)</li> </ul>	<p><b>OTHER FEATURES</b></p> <ul style="list-style-type: none"> <li><span style="display: inline-block; width: 10px; height: 10px; background-color: #FFD700; border: 1px solid black; margin-right: 5px;"></span> Development Agreement</li> <li><span style="display: inline-block; width: 10px; height: 10px; background-color: #FFD700; border: 1px solid black; margin-right: 5px;"></span> Highway 101</li> <li><span style="display: inline-block; width: 10px; height: 10px; background-color: #FFD700; border: 1px solid black; margin-right: 5px;"></span> Collector Highway</li> <li><span style="display: inline-block; width: 10px; height: 10px; background-color: #FFD700; border: 1px solid black; margin-right: 5px;"></span> Trunk Highway</li> <li><span style="display: inline-block; width: 10px; height: 10px; background-color: #FFD700; border: 1px solid black; margin-right: 5px;"></span> Road</li> <li><span style="display: inline-block; width: 10px; height: 10px; background-color: #FFD700; border: 1px solid black; margin-right: 5px;"></span> Waterbody</li> <li><span style="display: inline-block; width: 10px; height: 10px; background-color: #FFD700; border: 1px solid black; margin-right: 5px;"></span> First Nations, DND Land</li> <li><span style="display: inline-block; width: 10px; height: 10px; background-color: #FFD700; border: 1px solid black; margin-right: 5px;"></span> Growth Centre</li> <li><span style="display: inline-block; width: 10px; height: 10px; background-color: #FFD700; border: 1px solid black; margin-right: 5px;"></span> Town</li> <li><span style="display: inline-block; width: 10px; height: 10px; background-color: #FFD700; border: 1px solid black; margin-right: 5px;"></span> Heritage Property</li> </ul>
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Sources:  
 Property Data: Nova Scotia Property Records Database (NSPRD);  
 Flametonic Data: Nova Scotia Topographic Database (NSTDB); Courtesy of the N.S. Geomatics Centre, Amherst.  
 All other data originates with the Municipality of Kings Database.

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Map Updated: December 2, 2025





**Legend**

-  Village Boundary
- Zoning**
-  A1 - Agricultural
-  A2 - Rural Mixed Use
-  A3 - Farm Commercial
-  A4 - Country Residential
-  C4 - Rural Commercial
-  I1 - Institutional
-  M3 - Rural Industrial
-  O1 - Environmental Constraints
-  Town

**Current Zoning**

Kings County, NS

3 April 2024

**Revisions**

No. # \_\_\_\_\_ Date

This map was created by the Municipality of Kings. It is a graphical representation and is not intended for navigational purposes. All data shown on this map was created by Kings County staff with the following exceptions: Road data comes from the Nova Scotia Road Network dataset. Waterbodies and watercourses are part of the Nova Scotia Topographic Database (NSTDB), which are courtesy of the online Provincial GeoNova download portal. Property data courtesy of Nova Scotia Property Records Database (NSPRD). Created by: HS.

