



MUNICIPALITY *of the*  
COUNTY *of* KING\$

## Planning Advisory Committee

Tuesday February 10, 2026 at 1:00 p.m.

Council Chambers

181 Coldbrook Village Park Drive

### A G E N D A

1. Meeting to Order
2. Roll Call & Land Acknowledgement
3. Approval of the Agenda
4. Disclosure of Conflict-of-Interest Issues
5. Approval of Minutes  
a. January 13, 2026
6. Business Arising from the Minutes
7. Business  
a. Application to amend a map and the text of the Land Use By-Law to permit the expansion of an existing agricultural related industry (egg grading facility) at 830 Belcher Street (PID 55030498), Port Williams. (File 25-17, Peri Bowman)
8. Other Business  
a. Planning Ask Me Anything
9. Comments from the Public
10. Date of Next Meeting: March 10, 2026
11. 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

## January 13, 2026

<b>Meeting, Date and Time</b>	A meeting of the Planning Advisory Committee (PAC) was held on Tuesday, January 13 2026, in Council Chambers at 181 Coldbrook Village Park Drive at 1:23pm following a Public Participation Meeting.
<b>Attending</b>	In Attendance:
<b>PAC Members</b>	Councillor Emily Lutz -Chair Councillor Riley Peckford -Vice Chair Councillor Doug Gates Deputy Mayor Everett MacPherson Kate Friars – Citizen Member Logan Morse – Citizen Member
<b>Municipal Staff</b>	Trish Javorek – Director, Planning and Inspections Laura Mosher – Manager, Planning Haley Hutt – Recording Secretary
<b>Public</b>	1
<b>Regrets</b>	Erik Deal – Citizen Member
<b>1. Meeting to Order</b>	Councillor Emily Lutz called the meeting to order at 1:23 p.m. following a Public Participation Meeting.
<b>2. Roll Call</b>	Roll call was taken.
<b>3. Land Acknowledgement</b>	Councillor Lutz read the Land Acknowledgement per Policy <a href="#">ADMIN-01-025: Land Acknowledgement</a> .
<b>4. Amendments to the Agenda</b>	None.
<b>5. Approval of the Agenda</b>	The agenda was approved by consensus.
<b>6. Disclosure of Conflict-of-Interest</b>	None.
<b>7. Approval of Minutes</b> a. December 9, 2025	<b>On motion of Councillor Gates and Councillor MacPherson, that the minutes of the Planning Advisory Committee meeting held on December 9, 2025, be approved as circulated.</b>

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

**8. Business Arising from the Minutes**      None

**9. Business**

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**

**On the motion of Deputy Mayor MacPherson and Councillor Gates, that Planning Advisory Committee recommend that Municipal Council give First Reading and hold a Public Hearing regarding amendments to the Municipal Planning Documents 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.**

Debate:

Deputy Mayor MacPherson, Citizen member Morse and Councillor Lutz provided commentary in favour of the motion.

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

b. **Year End Planning Activity Report**

**Laura Mosher, Manager of Planning Services, gave the “Year End Progress Report” presentation to the Committee that summarized the activities of Planning Services and Development Services.**

**On the motion of Councillor Gates and Ms. Friars, that Planning Advisory Committee recommends that Municipal Council receive the results of the year end Planning Services review as set out in the report to Planning Advisory Committee dated January 13, 2026.**

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

**10. Other Business**

None

**11. Comments from the Public**

Tom Cosman, Greenwich, expressed support on the motion for amendments to the Planning Documents and provided some commentary on the history of Greenwich.

**12. Date of Next Meeting**

The next meeting of the Planning Advisory Committee is February 10, 2026.

**13. Adjournment**

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

**Approved:**

Planning Advisory Committee



MUNICIPALITY of the  
COUNTY of KINGS

## Municipality of the County of Kings Report to the Planning Advisory Committee

Application for a Land Use By-Law Map and Text Amendment to enable the expansion of an agricultural related industry (egg grading facility) at 830 Belcher Street (PID 55030498), Port Williams.  
(File #25-17)

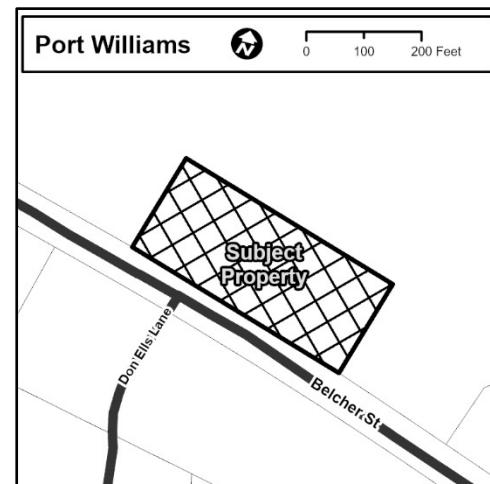
February 10<sup>th</sup>, 2026

Prepared by: Planning Services

<b>Applicant</b>	Drew Redden
<b>Land Owner</b>	Atlantic Poultry Incorporated
<b>Proposal</b>	Enable existing agricultural related industries within the Agricultural (A1) Zone and rezone the subject property from the Rural Industrial (M3) Zone to the Agricultural (A1) Zone.
<b>Location</b>	830 Belcher Street (PID 55030498), Port Williams
<b>Lot Area</b>	1.72 acres
<b>Designation</b>	Agricultural Designation
<b>Zone</b>	Rural Industrial (M3) Zone
<b>Surrounding Uses</b>	Agricultural and Residential uses
<b>Neighbour Notification</b>	5 letters were sent to owners of properties within 500 feet of the subject property

### 1. PROPOSAL

Drew Redden, on behalf of Atlantic Poultry Incorporated, has applied to amend a map and the text of the Land Use By-Law to permit the expansion of an agricultural related industry (egg grading facility) at 830 Belcher Street (PID 55030498), Port Williams. The application proposes to amend the text of the Land Use By-Law to permit 'existing agricultural related industries' within the Agricultural (A1) Zone, along side the proposal to rezone 830 Belcher Street (PID 55030498), Port Williams from the Rural Industrial (M3) Zone to the Agricultural (A1) Zone.



## **2. OPTIONS**

In response to the application, the Planning Advisory Committee may:

- A. Recommend that Council approve the amendments as drafted;
- B. Provide alternative direction, such as requesting further information on a specific topic, or recommending changes to the draft amendments;
- C. Recommend that Council refuse the amendments as drafted.

## **3. STAFF RECOMMENDATION**

Staff recommend that the Planning Advisory Committee forward a positive recommendation by passing the following motion.

**The Planning Advisory Committee recommends that Municipal Council give First Reading to and hold a Public Hearing regarding the application to amend a map and the text of the Land Use By-Law to permit the expansion of an existing agricultural related industry at 830 Belcher Street (PID 55030498), Port Williams as described in Appendices C and D of the report dated February 10, 2026.**

## **4. BACKGROUND**

The subject site was purchased by Mic Mac Egg Processors Limited in 1966. In 1983, Mic Mac Egg Processors Limited amalgamated with Mic Mac Feed Limited, ABS Poultry Limited, Cyrus & Manning Ells Limited, and Larsen Packers Limited to form the ACA Group Limited. ACA Group Limited is now called Atlantic Poultry Incorporated.

The current egg grading facility is located on 830 Belcher Street, and took over from the old grading facility located at 840 Belcher Street, which is directly to the east and also owned by Atlantic Poultry Incorporated. In 2016, a building permit was issued to permit the expansion of the current egg grading facility.

The building that currently houses the egg grading facility does not have the capacity to store the deliveries of eggs received from farms, office space and to store all the associated egg cartons and supplies.

The old egg grading facility at 840 Belcher Street is currently used as an accessory office and storage space.

The applicant has advised that the machinery used to grade the eggs is coming to the end of its life and with the need to replace the system soon, now is the time to make changes to streamline their processes with the ultimate goal of re-subdividing the land to create one parcel encompassing the detention pond and an expanded egg grading facility. To construct the expanded egg grading facility it is proposed that the old egg grading facility would be demolished, a new building connected to the current egg grading

facility would be constructed in a manner that would result in the shortest amount of down time possible for grading. The expanded footprint of the new facility is proposed to be in a very similar location to the current buildings across 830 and 840 Belcher Street.

Under repealed Land Use By-Law, By-Law 75, the subject site was covered by the Agricultural (A1) Zone which permitted Farm Supportive Uses (including grading). When By-Law 105 – Municipal Planning Strategy (MPS), and By-Law 106 – Land Use By-Law (LUB) were adopted in November of 2019, 830 Belcher Street was rezoned to the Rural Industrial (M3) zone while 840 Belcher Street remained in the Agricultural (A1) Zone, which does not include agricultural related industries as a permitted use. The Municipal Planning Strategy prohibits rezoning of land covered by the Agricultural (A1) zone to another zone. It does not, however, prevent land from being rezoned to the Agricultural (A1) Zone.

On June 3<sup>rd</sup>, 2025, Drew Redden applied to amend the text of the Agricultural (A1) Zone to permit 'existing agricultural related industries' as a permitted use, and to rezone 830 Belcher Street from the Rural Industrial (M3) zone to the Agricultural (A1) Zone to allow for the expansion of the egg grading facility onto 840 Belcher Street.

## 5. SITE INFORMATION

The subject site is located within the Village of Port Williams, but outside of the Port Williams Growth Centre. The subject site (830 Belcher Street) has an area of 1.72 acres, with approximately 420 feet of street frontage on Belcher Street.



and accommodates the civic numbers 810, 816 and 840 Belcher Street. This property is also owned by Atlantic Poultry Incorporated. As is the property directly to the south of the subject site, on the southern

side of Belcher Street, 843 & 821 Belcher Street. The subject site (830 Belcher Street) does not directly abut any land not in the ownership of Atlantic Poultry Incorporated (with the exception of the road parcel).

A watercourse runs through the north western corner of the subject site. The water used in the grading process is drained to a large detention pond located on PID 55030480 to the north of the egg grading facility.

As stated above the subject site is covered by the Rural Industrial (M3) Zone. All the surrounding land is covered by the Agricultural (A1) Zone. The land directly surrounding the subject site contains chicken barns and the old egg grading facility. The properties in proximity to the subject site with frontage to Belcher Street are generally used as rural residential properties with the properties to the rear used for agricultural purposes.

The subject site is currently within the Agricultural Designation. In accordance with the Land Use By-Law (LUB) Section 8.3.2.1 (permitted uses), the LUB does not permit use of the land for an agricultural related industry as-of-right within the Agricultural (A1) Zone. As land cannot be rezoned from the Agricultural (A1) Zone, the applicant has applied to amend the text of the Agricultural (A1) Zone to permit 'existing agricultural related industries' and subsequently rezone 830 Belcher Street to the Agricultural (A1) Zone to permit the expansion of an existing agricultural related industry.

## **6. CONSULTATION WITH THE PUBLIC, VILLAGE COMMISSION AND BODIES WITH JURISDICTION**

Public Consultation: Under the Planning Policies of the Municipality of the County of Kings, PLAN-09-004, a Public Information Meeting (PIM) was required because the application concerned a Land Use By-Law Text Amendment and a Map Amendment for an area greater than 1 acre in size.

A video of the PIM slide deck with voiceover from the Planner was made available on the Municipal website in July of 2025 and has been available since that time.

A total of 5 property owners within 500 feet of the subject site were notified of the planning application by mail. Neighbouring Villages, Towns and Municipalities were also notified of the planning application by email. An advertisement providing notice of the planning application was placed on the planning application page of the Municipal website and the Municipality's social media pages.

On July 15<sup>th</sup>, 2025 a Public Information Meeting was held in Council Chambers of the Municipal Complex, with two members of the public and the applicant in attendance.

During the meeting, a number of questions were asked, including about where water for fire fighting purposes would come from and if the existing detention pond could accommodate additional capacity of egg grading and the more frequent 1 in 100 years rain fall events without overflowing and flooding surrounding properties.

The applicant advised that the intent of the expansion was to be able to upgrade their existing egg grading machinery which is more than 25 years old and needs replacing as technological advancements have been

made. The expansion of the building is not to add greater egg capacity to their operation but to upgrade the technology and streamline their operations into one building. Therefore, they did not expect a great increase in their water output, but they would be working with engineers to ensure that the detention pond could accommodate their needs.

Through this application process the proposal has been sent to the Port Williams Fire Chief for comment. No concerns were raised from the Fire Chief in respect to access to water for fire fighting. Further to this, depending on the scale of the expansion at the time of permitting Municipal Development Officers may request a stormwater management plan to address the above.

All other comments were generally positive and supportive of the application.

Consultation with the Port Williams Village Commission: Planning applications for properties located within a Village Boundary are required to be presented to the respective Village Commission of their input. The application was presented to the Port Williams Village Commission on October 21, 2025. The Village did not raise any concern with the proposal.

Consultation with other bodies with jurisdiction: Comments were requested from the Nova Scotia Department of Public Works (DPW), the Port Williams Fire Chief, the Nova Scotia Department of Environment and Climate Change (NSECC), and The Municipality's Building and Enforcement Division.

The Port Williams Fire Chief advised there are adequate fire services and equipment available to service the proposal.

The NSECC did not provide any comment on the proximity of the proposed development to a watercourse, but did advise that any future alteration to a watercourse would require approval.

The DPW verbally confirmed they did not have any concerns with the current proposal. Given the applicant will be required to seek an access permit from the DPW at the time of permitting and any changes to the proposal will be considered by the DPW at that time, staff consider the verbal comments sufficient for this rezoning application.

## 7. POLICY REVIEW

### 7.1 Enabling Policy for the Text Amendment

Policy 5.3.2 of the Municipal Planning Strategy (MPS) enables this amendment. It allows Council to consider amendments to the text of the Land Use By-Law (LUB). This policy states as follows:

*Council shall:*

***Policy 5.3.2 amend the text of the Land Use By-Law provided the amendment is consistent with the Vision, Goals and Objectives of this Strategy.***

The text amendment is proposed to permit existing agricultural related industries within the Agricultural (A1) Zone. When the MPS (By-Law 105), was in development a review of the intent of the Agricultural (A1) Zone was undertaken. In Repealed By-Law 75 – Land Use By-Law, which was adopted in 1997, the primary purpose of the Agricultural (A1) Zone was to provide for agriculture as a dominant use, which had priority over all other uses.

The definition of an agricultural use under Repealed By-Law 75 was:

***Agricultural Use*** means the utilizing of land, buildings or structures to raise crops or animals or fowl and includes the harboring or keeping of livestock regardless of its stage of development.

Limited residential, commercial, industrial and institutional uses were permitted within the zone. To ensure farmers had the ability to undertake farm supportive and value adding activities on and around their farms, the MPS (By-Law 105) which was adopted in 2019, identifies that the lands located within the Agricultural (A1) zone are high quality agricultural lands, but also aims to provide flexibility to enable some compatible and farm supportive uses. This is outlined in MPS policy 3.4.12.

*Council shall:*

***Policy 3.4.12*** permit within the Agricultural (A1) Zone:

- a. a wide range of agricultural uses, farm supportive uses and uses that complement and support agricultural operations;

Further to this, the visions, goals and objectives within the MPS provide clear intent towards supporting value adding activities related to agricultural operations in agricultural areas. The proposed text amendment is consistent with the goal of the Agricultural Designation (Section 3.4) “*to identify lands where agricultural and related land uses are encouraged, promoted and prioritized over other land uses*”. Along with the Rural Areas – Economic Development objective outlined within Section 2.2, which is ‘*to foster industry that increases the viability of and supports rural businesses*’. In Section 2.5 the Economic Development Objective for Agriculture is ‘*To encourage agri-business expansion and innovation, including agritainment and value-adding processing*’. The proposed expansion of the egg grading facility and upgrade in egg grading technology to support efficient processing of eggs laid locally and across Atlantic Canada supports local farms and the wider economy of the County, without removing productive agricultural land from use.

In addition, Section 2.5 states:

*Council shall:*

***Policy 2.5.8*** prioritize agriculture, agri-business, and value adding processing within appropriate locations;

***Policy 2.5.10*** promote and encourage the establishment of new and expanded agriculture, agri-business, and value adding processing in the Municipality.

During the development of the MPS (By-Law 105), the Rural Industrial (M3) Zone was created. The zone expanded upon the Agricultural Industrial (M3) Zone from Repealed By-Law 75 – Land Use By-Law. The

Rural Industrial (M3) Zone permits a much wider array of industrial uses which can be permitted in both the Agricultural and Resources Designations, with the intent to accommodate businesses requiring large tracts of land on a case by case basis. Existing rural industrial uses were placed in the Rural Industrial (M3) Zone through the adoption of the MPS (By-Law 105) and the LUB (By-Law 106). Meaning the proposed amendment to permit existing agricultural related industries within the Agricultural (A1) Zone, will only permit Atlantic Poultry Incorporated's existing agricultural related industry to continue to operate. It will not permit new Agricultural Related Industries in the Agricultural (A1) Zone. In addition, given the current and old egg grading facilities have been operating on the land for decades, no additional agricultural land will be removed from production to accommodate this use, leading staff to consider this is an appropriate location for this value adding operation. The proposed text amendment is considered to be consistent with the objectives and policies set out in the MPS.

## **7.2 Enabling Policy for the Rezoning**

The proposed rezoning is from the Rural Industrial (M3) Zone to the Agricultural (A1) Zone. Section 5.3, Development Agreements and Amending the Land Use By-Law in the MPS enables Council to consider this application.

*Council shall:*

***Policy 5.3.3 Consider amendments to any one of the zoning maps of the Land Use By-Law provided the application is for a specific development and:***

- a. Is to rezone land to another zone enabled within the same designation, unless the zone change is specifically prohibited within the strategy.*

The subject site is located in the Agricultural Designation. On this basis, Council can consider rezoning the land from the Rural Industrial (M3) to the Agricultural (A1) Zone, since the Agricultural (A1) Zone is enabled within the Agricultural Designation in Policy 3.4.2 of the MPS.

MPS Policy 5.3.5 provides more detailed guidance for Council when considering rezoning applications:

*Council shall:*

***Policy 5.3.5 Consider, in relation to all applications to rezoning land:***

- a. The applicable zone placement policies, including any specific policy criteria for applying the proposed zone set out within this strategy;*
- b. The impact of both the specific development proposal and of other possible uses permitted in the proposed zone; and*
- c. The general criterial for amending the Land Use By-Law set out in section 5.3 Development Agreements and Amending the Land Use By-Law.*

Section 3.4 of the MPS sets out of the zone placement policy:

*Council shall:*

**Policy 3.4.2 establishes the following Agricultural Zones in the Land Use By-Law:**

- a. *Agricultural (A1): lands located in this zone are those identified as high-capability agricultural lands for future agricultural production. This zone will provide maximum flexibility for agricultural and complementary uses and limit non-farm development, including residential development.*

The subject site has been owned by an egg processing company since 1966. The current egg grading facility was developed after the egg grading facility located on 840 Belcher Street. The subject site and the area of 840 Belcher Street accommodating the old egg grading facility have not been used for agricultural production in decades. The proposed rezoning will not lead to a loss of land from agricultural production, but rather enable the redevelopment of the existing area used for egg grading. The egg grading facility complements the use of 810 and 816 Belcher Street as the eggs laid on site do not need to be transported great distances to be graded and the areas of the site used for agriculture will not be impacted. As stated above, the proposed redevelopment is not as a result of a proposed increase capacity of eggs graded in the facility, but rather a need to streamline their processes and upgrade their technology. Due to chicken quota in Canada, any increase in eggs graded at the facility would take business away from other egg grading facilities. The quota limits the size of the facility and therefore limits the impact on agricultural production.

With regard to uses permitted and their impacts (policy 5.3.5 criteria (b)), The Agricultural (A1) Zone permits a more limited, but focused range of uses directed at agricultural and livestock uses, with a small number of complementary and farm supportive uses permitted. A small number of residential uses are permitted, subject to being a part of an operating farming business. A range of existing uses are also permitted to continue to operate with the zone. In comparison, the Rural Industrial (M3) zone permits a wider range of industrial uses not permitted in the Agricultural (A1) Zone, including aggregate related industries, agricultural related industries, new animal boarding facilities, animal by-product plants, automotive repair, building and construction contractors, bulk chemical storage, bulk fuel storage, bulk mineral storage, composting facilities, construction and demolition debris disposal site, crematoria, emergency services, fish and seafood production, food and drink production, new forestry industry uses, heavy equipment facilities, household item repair services, holding yards, manufacturing, professional trades, salvage and scrap operations, sanitary services, self storage facilities, storefront recycling uses, tidal energy facility – existing, transportation services, warehouses, waste transfer stations and new wildlife rescue and rehabilitation centres. While the Rural Industrial (M3) Zone does permit agricultural related industries and a few other uses which support agricultural uses, the intent of this zone is to provide opportunities for a broad range of uses that fit in the Agricultural and Resource Designations, and require large areas of land. Due to the nature of these uses being site specific and there being unpredictable demand for these types of uses, land was not pre-zoned Rural Industrial (M3) and has only been applied to existing uses through the adoption of the MPS (By-Law 105) and the LUB (By-Law 106) in November of 2019. Rezoning the subject site to the same zone as the surrounding land would reduce the opportunity for the land to be used for another use permitted in the Rural Industrial (M3) Zone. Which could result in conflict with existing agricultural/livestock and residential uses. More so, than by rezoning to the Agricultural (A1) Zone and amending the text of the Agricultural (A1) zone to permit 'existing agricultural related industries' in the Agricultural (A1) Zone.

Criteria (c) of Policy 5.3.5 is discussed in section 7.4 of this report and reviewed in detail in appendix B.

### **7.3 Municipal Planning Strategy – Supporting Goals, Objectives and Policies**

Further to the above mentioned objectives and policies the proposal is consistent with Agriculture objective in Section 2.3 – Infrastructure. Which is '*to minimize inefficient development patterns and residential development in agricultural areas*'. The proposal will result in the redevelopment of existing area which is not used for agricultural production, and will make effective use of existing infrastructure through maintaining direct access from the public road frontage.

### **7.4 General Criteria for Rezoning**

Municipal Planning Strategy Policy 5.3.7 contains the criteria to be used when considering all applications for rezoning and development agreement proposals. These criteria consider the proposal's impact on the road network, services, environment, finances, access to emergency services, impact on neighbouring farming operations and the proposal consistency with the intent of the Municipal Planning Strategy. It is Staff's opinion that the proposal meets the general criteria. There are no costs to the Municipality due to the proposed development and the development raised no concerns regarding emergency services, road network or land use compatibility. These criteria are reviewed in detail in Appendix B.

## **8. CONCLUSION**

The proposed Land Use By-Law text and map amendments are consistent with the intent on the Municipal Planning Strategy. The proposed text amendment would permit an existing agricultural related industry within the Agricultural (A1) Zone, which would be beneficial for local livestock operations. The proposed map amendment will help facilitate the expansion and modernisation of an existing facility, enabling more efficient service of local farms. As a result, Staff are forwarding a positive recommendation to the Planning Advisory Committee.

## **9. APPENDICES**

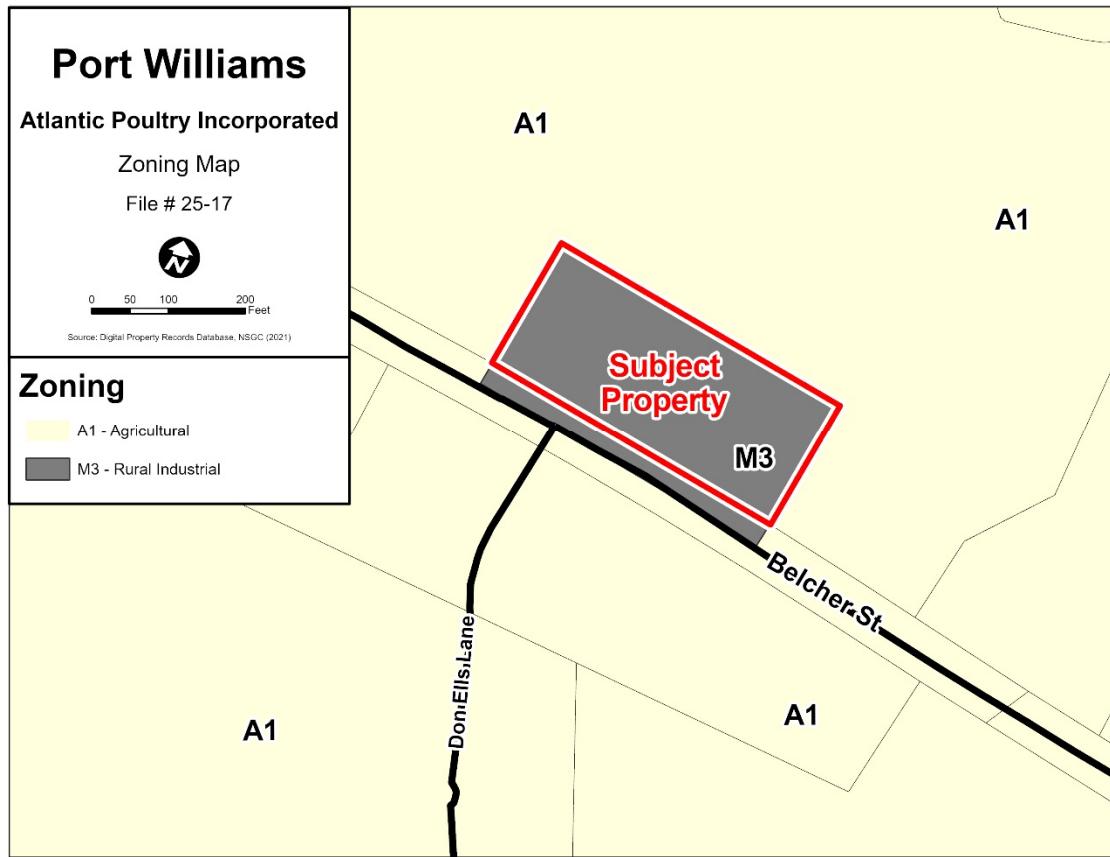
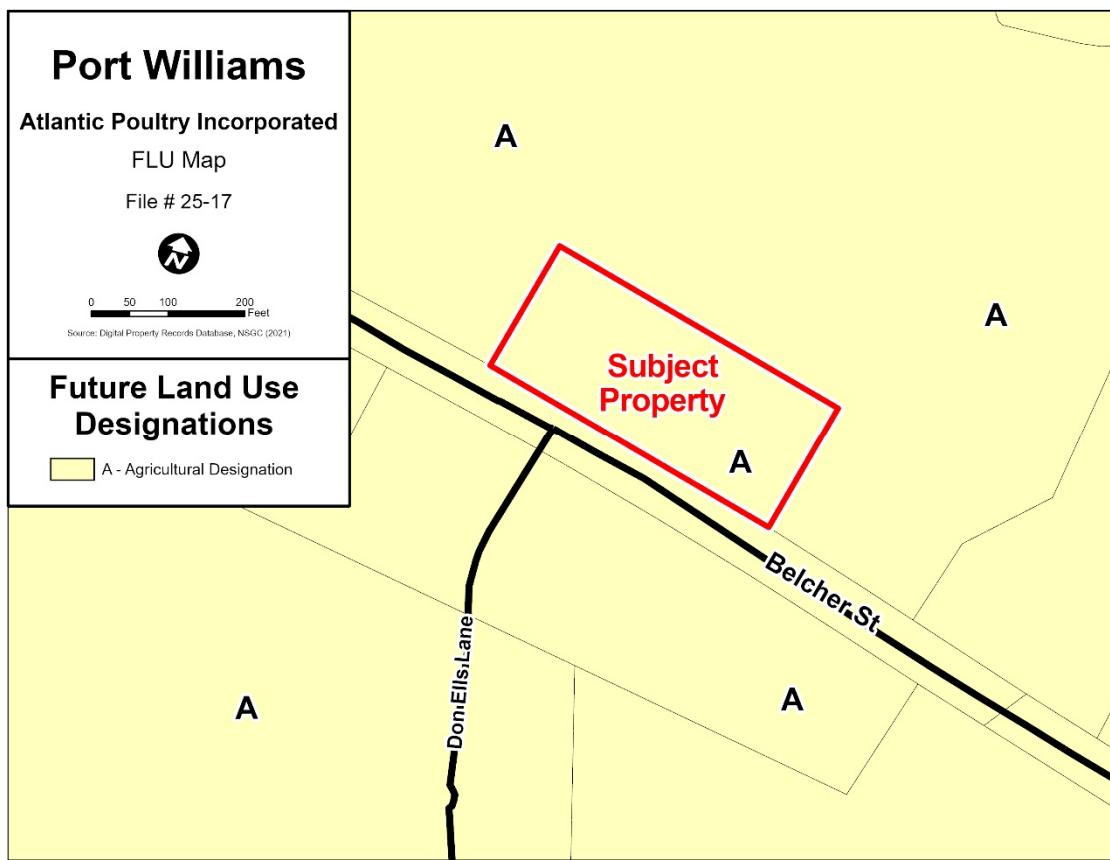
### **Appendix A – Maps**

**Appendix B – Municipal Planning Strategy (By-Law #105), Section 5.3 – General Criteria for Development Agreements and Amending the Land Use By-Law.**

**Appendix C – Proposed Land Use By-Law Text Amendment**

**Appendix D – Proposed Land Use By-Law Map Amendment**

Appendix A  
Maps



## Appendix B – Section 5.3.7 General Criteria to consider for all Development Agreements and Lans Use By-Law Amendments

### Policy 5.3.7

*Council expects to receive applications to amend the Land Use By-Law or enter into a development agreement for development that is not permitted as-of-right in the Land Use By-Law. Council has established criteria to ensure the proposal is appropriate and consistent with the intent of this Strategy. Council shall be satisfied that a proposal to amend the Land Use By-Law or to enter into a development agreement:*

Criteria	Comments
<i>a. is consistent with the intent of this Municipal Planning Strategy, including the Vision Statements, relevant goals, objectives and policies, and any applicable goals, objectives and policies contained within a Secondary Plan;</i>	The proposed Land Use By-law map amendment is consistent with the intent of the Municipal Planning Strategy, and the applicable goals, objectives and policies contained within the Municipal Planning Strategy.
<i>b. is not in conflict with any Municipal or Provincial programs, By-laws, or regulations in effect in the Municipality;</i>	The proposed amendment is not in conflict with any Municipal or Provincial programs, By-laws, or regulations.
<i>c. that the proposal is not premature or inappropriate due to:</i>	
<i>i. the Municipal or village costs related to the proposal;</i>	The proposal does not involve any development costs to the Municipality or the Village
<i>ii. land use compatibility with surrounding land uses;</i>	The proposed redevelopment of the egg grading facility would be less impactful than some of the other uses permitted within the current zoning. The owners have been operating the agricultural related industry for decades, and neighbouring property owners have not raised opposition to the application.
<i>iii. the adequacy and proximity of school, recreation and other community facilities;</i>	Not applicable as no residential uses are proposed.
<i>iv. the creation of any excessive traffic hazards or congestion due to road or pedestrian network adequacy within, adjacent to, and leading to the proposal;</i>	The Nova Scotia Department of Public Works verbally confirmed they do not have any concerns with the current level of traffic accessing the site and the current proposal did not raise any concerns. Given the applicant has advised the proposed amendments will not result in an increase in processing capacity staff do not expect that there will be any adverse impact on congestion or the creation of traffic hazards. The site is located in a rural area. There are no sidewalks in proximity to the site.

<p>v. <i>the adequacy of fire protection services and equipment;</i></p>	<p>The Port Williams Fire Chief has confirmed the adequacy of fire services and equipment for the property.</p>
<p>vi. <i>the adequacy of sewer and water services;</i></p>	<p>The property is served by on-site sewer and water systems. The property owner will be responsible for ensuring these services meet Provincial requirements.</p>
<p>vii. <i>the potential for creating flooding or serious drainage problems either within the area of development or nearby areas;</i></p>	<p>Property owners are required to ensure that the post-development flow does not exceed the pre-development flow. Through Policy DBS-03-006 stormwater drainage will be dealt with at the time of permitting if triggered.</p>
<p>viii. <i>negative impacts on identified wellfields or other groundwater supplies for the area;</i></p>	<p>The property is not within any wellfield protection overlay.</p>
<p>ix. <i>pollution, in the area, including but not limited to, soil erosion and siltation of watercourses; or</i></p>	<p>The property owner will be required to follow provincial soil erosion controls during any construction which are enforced by NSECC.</p>
<p>x. <i>negative impacts on lake water quality or nearby wetlands;</i></p>	<p>Not applicable – the subject site is not located in proximity of any lakes or wetland areas.</p>
<p>xi. <i>negative impacts on neighbouring farm operations;</i></p>	<p>The subject property is surrounded by farmland under the same ownership. The proposed redevelopment should complement the agricultural and livestock operations undertaken on neighbouring land.</p>
<p>xii. <i>the suitability of the site regarding grades, soils and geological conditions, location of watercourses, marshes, bogs and swamps, and proximity to utility rights-of-way.</i></p>	<p>The subject property is considered suitable in terms of grades, soils, geological conditions, and proximity to natural features and rights-of-way.</p>

**Appendix C**  
**Proposed Land Use By-Law Text Amendment (By-Law 106)**

**THE MUNICIPALITY OF THE COUNTY OF KINGS**

**AMENDMENT TO BY-LAW 106**  
**COUNTY OF KINGS LAND USE BY-LAW**

**Land Use By-Law Text Amendment to permit Existing Agricultural Related Industries within the Agricultural (A1) Zone.**

**By-Law 106 Land Use By-Law**

1. Delete Section 8.3.2.1 of the Land Use By-Law, Permitted Uses within the Agricultural (A1) Zone, and replace with the following:

**8.3.2.1 Permitted Uses**

The following uses shall be permitted in the Agricultural (A1) Zone subject to all applicable requirements of this By-Law, including Section 14 – General Requirements.

<b>EXISTING USES</b>	<b>SPECIAL CONDITIONS</b>
Agricultural Related Industries – Existing <sup>3</sup>	
Animal Boarding Facilities – Existing	Section 14.3
Community Facilities – Existing	
Farm Museums – Existing	
Non-profit Camps – Existing	
Places of Worship – Existing	
Forest Industry Uses – Existing <sup>1</sup>	
Remote-controlled Aircraft Fields – Existing	
Residential Uses – Existing	
Wildlife Rescue and Rehabilitation Centres – Existing	

<b>AGRICULTURAL USES</b>	<b>SPECIAL CONDITIONS</b>
Abattoirs	
Agricultural Equipment and Parts Sales and Services	
Agricultural Uses	
Agritainment Uses	Section 14.3
Bunkhouses	Section 8.3.4.3

Farm Dwellings	Section 8.3.4.3 Permitted as an accessory use to a farming business <sup>2</sup>
Farm or Vineyard Product Sampling	Section 14.3
Farm Market Outlets	
Farm Supportive Uses	
Farm Tenements	Section 8.3.4.3 Permitted as an accessory use to a farming business <sup>2</sup>
Fishing Uses	
Forestry Uses	
Greenhouses	
Livestock Operation	Section 14.3

RESIDENTIAL USES	SPECIAL CONDITIONS
Mobile Homes	Sections 8.3.4.1 and 8.3.4.2
One Unit Dwellings	Sections 8.3.4.1 and 8.3.4.2
Tow Unit Dwellings	Sections 8.3.4.1 and 8.3.4.2

1. *Amended to add "Forest Industry Uses – Existing", December 6, 2022, File 22-12*
2. *Amended to add "Permitted as an accessory use to a farming business" for clarity, October 1, 2024, File P21-01*
3. *Amended to add "Agricultural Related Industry – Existing", Date, File 25-17*

**Appendix D**  
**Proposed Land Use By-Law Map Amendment (By-Law 106)**

**THE MUNICIPALITY OF THE COUNTY OF KINGS**

**AMENDMENT TO BY-LAW 106**  
**COUNTY OF KINGS LAND USE BY-LAW**

**Land Use By-Law Map Amendment to rezone the property located at 830 Belcher Street (PID 55030498), Port Williams from the Rural Industrial (M3) Zone to the Agricultural (A1) Zone.**

1. Amend Map 11 – Port Williams Zoning, to rezone 830 Belcher Street (PID 55030498), Port Williams from the Rural Industrial (M3) Zone to the Agricultural (A1) Zone, as shown on the inset copy of a portion of Map 11 below.

