



Planning Advisory Committee

Tuesday June 9, 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 Page 2
 - a. May 12, 2026
6. Business Arising from the Minutes
7. Business Page 7
 - a. Application to rezone a property located on Mayhew Drive, Greenwood, from the Residential One Unit (R1) Zone to the Residential One and Two Unit (R2) Zone to permit semi-detached dwellings. (PID 55552772 and PID 55552780) (File 26-06, Melissa Chunick)
8. Other Business
 - a. Ask Me Anything
9. Comments from the Public
10. Date of Next Meeting: July 14, 2026
11. Adjournment

Accommodations are available for this meeting: please submit your request at 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.

**THE MUNICIPALITY OF THE COUNTY OF KINGS
PLANNING ADVISORY COMMITTEE
May 12, 2026
DRAFT MINUTES**

**Meeting, Date
and Time**

A meeting of the Planning Advisory Committee was held on May 12, 2026, at 1 pm in the Council Chambers, Municipal Complex, Coldbrook, Nova Scotia.

Attendance

Committee Members: Councillor Riley Peckford – Vice Chair
Councillor Doug Gates
Deputy Mayor Everett MacPherson
Kate Friars – Citizen Member
Erik Deal – Citizen Member
Logan Morse – Citizen Member

Other Council Members: Mayor Dave Corkum

Staff: Trish Javorek – Director, Planning and Inspections
Laura Mosher – Manager, Planning
Melissa Chunick – Planner
Alice Jacob – Planner
Peri Bowman – Planner
Cyenna Link – Recording Secretary

Public: 9

Regrets: Councillor Emily Lutz - Chair

Due to the absence of the Chair and illness of the Vice-Chair, Deputy Mayor Everett MacPherson volunteered to Chair the May 12 Planning Advisory Committee meeting.

1. **Meeting to Order** Deputy Mayor MacPherson called the meeting to order at 1 pm.
2. **Roll Call & Land Acknowledgement** All Members of the Planning Advisory Committee were in attendance except Councillor Emily Lutz, Chair, with notice. Deputy Mayor MacPherson read the Land Acknowledgement per Policy [ADMIN 01-025: Land Acknowledgement](#).
3. **Amendments to Agenda** None.
4. **Approval of Agenda** **On motion of Citizen Member Morse and Citizen Member Friars, that Planning Advisory Committee approve the May 12, 2026 agenda as circulated.**

Motion Carried.

5. **Disclosure of Conflict of Interest Issues** No Conflict of Interest issues were declared.

6. **Approval of Minutes** **On motion of Citizen Member Deal and Councillor Gates, that the minutes of the April 14, 2026 Planning Advisory Committee meeting be approved as circulated.**

Motion Carried.

7. **Business Arising from Minutes** There was no business arising from the April 14, 2026 minutes.

8. **New Business**

8a. **Application for a Bell Mobility Ltd. Telecommunications Tower at 211 Topline Boulevard, Canaan (PID 555180772) (File 25-24, Melissa Chunick)** Melissa Chunick, Planner, presented an application by Canacre Ltd. on behalf of Bell Mobility for a Telecommunications Tower to be constructed at 211 Topline Boulevard, Canaan

Questions for Clarification:

Councillor Gates asked for clarification if the ownership of the land is private. Staff clarified that the subject property will stay under its current private ownership and only a portion will be leased to Bell Mobility.

Councillor Gates asked for clarification regarding whether the tower would generate revenue for the Municipality. Staff clarified that assessment and taxation of the property falls outside of the scope of a planning application.

On motion of Citizen Member Deal and Councillor Gates, that the Planning Advisory Committee recommends that Municipal Council support the application by Canacre Ltd./Bell Mobility to site a 40-metre telecommunications tower on a leased portion of 211 Topline Boulevard (PID 55180772), Canaan, as described in Appendix D of the report dated May 12, 2026.

Motion Carried.

8b. **Application to amend the text of the Land Use By-law to Permit the development of Second Dwellings in the Historic Hamlet of Grand Pré (A5) Zone (File P24-01, Laura Mosher)** Laura Mosher, Manager of Planning Services, presented an application to amend the text of the Land Use By-law to permit the development of Second Dwellings in the Historic Hamlet of Grand Pré (A5) Zone as Council had requested that additional background information be given on the history of Grand Pre prior to any considerations for the amendment for a Second Dwelling.

Ms. Mosher gave a presentation outlining the amendments as well as the various degrees of heritage designation including federal commemorations, provincial heritage protection, and municipal heritage protection in the form of the Grand Pré Heritage Conservation Plan, By-law

and design guidelines. A discussion related to the inscription as a UNESCO World Heritage site was also included.

Questions for Clarification:

Councillor Gates asked for clarification on what a Certificate of Appropriateness is and who would issue it. Staff clarified that it is required for renovations to the exterior of a heritage property and it would fall to either a Heritage or Development Officer to review, depending on if the property is Provincially or Municipally designated.

Councillor Gates also asked for clarification on obligations to recognize UNESCO heritage designation. Staff clarified that there is no link to the Municipal Planning Documents. The UNESCO designation focuses primarily on the Acadian Dykelands system and agricultural areas which are protected through the application of Agricultural (A1) and Environmental Constraints (O1) Zoning as well as the protection of Acadian artifacts for which the Municipality works with provincial partners.

Citizen Member Morse asked for clarification on size restrictions for Secondary Dwellings as well as if a Certificate of Appropriateness would be required for a new or existing accessory building. Staff clarified that there are no size restrictions for Secondary Dwellings. Staff also clarified that if the new additional building were in the Heritage Conservation District, now or after these amendments, a Certificate of Appropriateness would be required if the new building were visible from the road. For existing buildings within the District, a Certificate of Appropriateness would only be required for exterior renovations that are visible from the road.

Citizen Member Deal asked for clarification on the list of approved uses in the Historic Hamlet of Grand Pré (A5) Zone and clarification that new uses and new structures need to comply with zone requirements. Staff provided the list of approved uses as listed in the Land-Use By-laws and clarified that new structures are permitted if the proposed use is a Permitted Use in the absence of these amendments.

Deputy Mayor MacPherson asked for clarification on the type of responses as well as how many were received from the letters that were sent out to property owners. Staff clarified that there were 66 letters sent out to owners in the A5 Zone, with approximately 25 responses received, with the majority in opposition.

Deputy Mayor MacPherson asked for clarification on the potential density increase. Staff clarified that the amendments did not increase the permitted density, as the zone already permits two (2) units per lot. The amendments would only give options to property owners on where those units can be located.

A further discussion was had regarding policies and jurisdiction for Land-Use potential and heritage designations in the area.

Citizen Member Deal asked for clarification on the Land-Use By-law related to density and built form that are currently in effect. Staff clarified what is currently permitted and what would happen if the proposed amendments are approved.

On motion of Councillor Peckford and Citizen Member Friars, that the Planning Advisory Committee recommend that Municipal Council give First Reading to and hold a Public Hearing related to the amendments to the text of the Land Use By-law to permit the development of second dwellings in the Historic Hamlet of Grand Pré (A5) Zone as described in the report dated May 12, 2026.

Motion Carried.

9. Other Business

Ask Planning Anything:

Citizen Member Deal asked about large acreage rural PIDs in the Rural Mixed Use (A2) Zone and the capacity to assess the amount of road frontage and the permitted development options. Staff discussed how the Municipality’s Planning Documents outlines the priorities for different areas of land and clarified that investments in municipal water and sewer services are factors that direct development to areas having those services, namely Growth Centres.

Citizen Member Morse asked about zone-dependent restrictions for utilizing bare land condos. Staff clarified that a bare land condo is a form of tenure and not a form of land-use so provided the built form meets the zoning requirements, condos would be permitted.

11. Comments from the Public

5 members of the public took the opportunity to address the Planning Advisory Committee with one member reading a letter on behalf of a resident who could not attend. Each member spoke in opposition to the proposed Land-Use Bylaw text amendments for Second Dwellings in Historic Hamlet of Grand Pré (A5) Zone.

Members of the public;

- Beth Keech, Old Post Road
- Jim Keech, Old Post Road
- Chris Herbin, Grand Pré Road
- Paul McKinley, Grand Pré Road
- Krissy Keech, Old Post Road

1. Date of Next Meeting

June 9, 2026, 1pm, in Council Chambers.

13. **Adjournment**

On motion of Citizen Member Friars and Councillor Gates, there being no further business, the meeting adjourned at 2:52pm.

Motion Carried.

Minutes Approved:

Planning Advisory Committee
[Date of meeting when minutes were approved]

DRAFT

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

Application to rezone PID 55552772 and PID 55552780, on Mayhew Drive, Greenwood, from the Residential One Unit (R1) Zone to the Residential One and Two Unit (R2) Zone to permit semi-detached dwellings.

File: #26-06

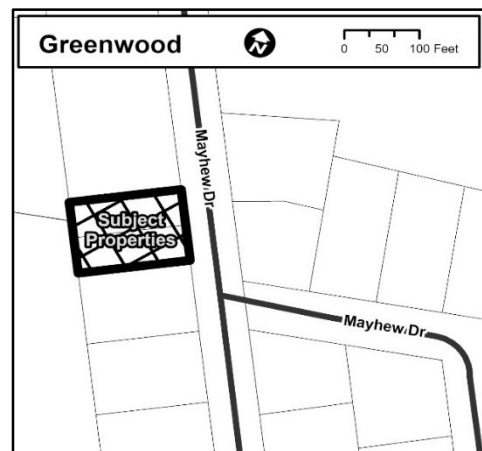
Date: June 9, 2026

Prepared by: Melissa Chunick, Planner

Applicant	David Peach on behalf of M&M Pastry Shoppe Limited
Landowner	M&M Pastry Shoppe Limited
Proposal	To rezone both subject properties from the Residential One Unit (R1) Zone to the Residential One and Two Unit (R2) Zone to permit the construction of semi-detached dwellings.
Location	2 Properties: PID 55552772 (no civic), Mayhew Drive, Greenwood PID 55552780 (no civic), Mayhew Drive, Greenwood
Lot Area	Both properties are 7,495 square feet in area
Designation	Residential Designation
Zone	Residential One Unit (R1)
Surrounding Uses	Residential, Commercial, and Industrial
Neighbour Notification	Neighbouring Properties within a 500-foot radius: 32 letters were sent to neighbouring property owners. Municipalities/Villages/Towns within a 5-kilometer radius: Letters sent to the Village of Kingston, Village of Greenwood, and Annapolis County.

1. PROPOSAL

David Peach has applied for a Land Use By-law Map Amendment to rezone two properties: PID 55552772 and PID 55552780, located on Mayhew Drive, Greenwood, from the Residential One Unit (R1) Zone to the Residential One and Two Unit (R2) Zone to permit the construction of semi-detached dwellings.



2. OPTIONS

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

- A. Recommend that Council approve the amendment as drafted;
- B. Provide alternative direction, such as requesting further information on a specific topic, or recommending changes to the draft amendment;
- C. Recommend that Council refuse the amendment 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 rezone two vacant parcels located on Mayhew Drive (PIDs 55552772 and 55552780) Greenwood, from the Residential One Unit (R1) Zone to the Residential One and Two Unit (R2) Zone to permit the development of semi-detached dwellings as described in Appendix C of the report dated June 9, 2026.

4. BACKGROUND

The subject properties are located within the Growth Centre of Greenwood and are part of a primarily residential subdivision. The two properties were created as a result of a subdivision application in 2024 and currently have tree cover but are otherwise vacant.

In February of 2026, Staff received an application from David Peach, on behalf of M&M Pastry Shoppe Limited., to rezone both properties from the Residential One Unit (R1) Zone to the Residential One and Two Unit (R2) Zone to permit the development of semi-detached dwellings, which are not permitted uses under the current Residential One Unit (R1) Zone.

5. SITE INFORMATION

Staff visited the site on April 24, 2026. Staff walked the property with the property owner and took photos of the site and surrounding area. The photos are included in Appendix D of this report.

The properties are located on the north-eastern side of the Growth Centre of Greenwood. Each property is rectangular in shape with an area of 7,495 square feet and road frontage of 50 feet on Mayhew Drive.

The Bowlby Park Subdivision where these properties are located was primarily created in 1987 and Mayhew Drive loops through the subdivision.

Every property that is located on Mayhew is a residential use within the Residential One Unit (R1) Zone. The properties to the rear of the subject properties are zoned within the Residential One and Two Unit (R2) Zone and contain residential uses of one or two units and a place of worship. Access to the subdivision from Bridge Street is via Bowlby Park Drive which is primarily a commercial-industrial park consisting of uses such as self-storage, automotive related uses and professional trades. There is one property, located in the southwest quadrant of the intersection of Bowlby Park Drive and Mayhew Drive that is located in the Mixed Commercial Residential (C3) Zone. This property is owned by the Village of Greenwood.

6. PUBLIC CONSULTATION

Public Consultation: Under the Planning Policies of the Municipality of the County of Kings, PLAN-09-004 (formerly PLAN-09-001), a Public Information Meeting (PIM) was not required because the application concerns a Land Use By-Law Map Amendment for properties that are less than 1 acre in area. Notification letters were sent to 32 property owners within a 500-foot radius of the subject site seeking comments and feedback on the application.

Three emails were received from the public regarding the application. Points raised in the emails were as follows:

- An understanding that growth is needed, but that there are concerns regarding traffic and congestion for existing intersections and the fact there is only currently one exit/entrance to the subdivision. Mayhew Drive and Bowlby Park Drive are both owned by the Nova Scotia Department of Public Works and so any requirements for traffic calming or changes would be under their jurisdiction.
- Concerns were also raised about if property values would be negatively impacted, if this proposal would result in safety issues such as crime, if there would be a change in the character to the neighbourhood and if there would be less care for the property if the units are rentals.
- A clarification question was asked regarding if the applicant intends to build multiple semi-detached homes or one. Staff followed up and advised that the proposal is to allow for a semi-detached dwelling or a two-unit dwelling on each property.

Village Commission Meeting: The application was presented to the Greenwood Village Commission on April 15, 2026. The Village Commission did not have any comments on the application.

7. POLICY REVIEW

7.1 Enabling Policy

The proposal is to rezone both properties to the Residential One and Two Unit (R2) Zone. *Section 5.3, Development Agreements and Amending the Land Use By-law* in the Municipal Planning Strategy (MPS) outlines the policies that allow Council to consider this application. These are known as enabling policies. In particular, Policy 5.3.3 enables the proposed rezoning to occur.

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 this Strategy;*

The subject property is located within the Residential Designation. Council can consider rezoning these properties from the Residential One Unit (R1) Zone to the Residential One and Two Unit (R2) Zone since the Residential One and Two Unit (R2) Zone is enabled in the Residential Designation.

Policy 5.3.5 of the MPS provides guidance for Council when considering rezoning applications:

Council shall:

Policy 5.3.5 *Consider, in relation to all applications to rezone 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 criteria for amending the Land Use By-Law set out in section 5.3 Development Agreements and Amending the Land Use By-Law.*

Section 3.1 discusses policies related to residential neighbourhoods of the Municipality and sets out the zone placement policy:

Council shall:

Policy 3.1.1 *designate as Residential, areas located within Growth Centres where the maintenance and development of residential neighbourhoods is encouraged. It is intended to contain primarily residential uses and may also include home-based businesses, compatible small-scale commercial, service and office uses as well as open space areas;*

Policy 3.1.2 establish the following Residential Zones in the Land Use By-law:

- (a) *Residential One Unit (R1) and Residential One and Two Unit (R2): lands located in these zones are intended to maintain existing residential areas while encouraging energy efficiency and providing opportunities for infill development primarily on roads located on the periphery of Growth Centres. These zones are intended to consist primarily of one and two unit dwellings.*

The subject properties are currently designated for residential uses. Both the current zone and the proposed zone fall under the Residential Designation. As such, the proposed rezoning will maintain the intent of the Residential Designation in line with the MPS.

The subject properties both front on Mayhew Drive, within the Greenwood Growth Centre. The proposal provides an opportunity for infill development in an existing residential neighbourhood where existing services can be utilized and dwellings containing two residential units are already permitted, by way of one-unit dwellings with a secondary suite or accessory dwelling. It is of Staff's opinion that the proposal meets the zone placement policies.

In respect to MPS Policy 5.3.5 (b), the proposed rezoning does not increase the range of permitted non-residential uses allowed on the land. The Residential One and Two Unit (R2) Zone permits semi-detached dwellings and different dwelling forms in comparison to the Residential One Unit (R1) Zone. Semi-detached dwellings are not permitted in the Residential One Unit (R1) Zone. This proposal does not seek to increase the permitted density of residential units or dwellings on the land but instead seeks to permit a different built form than permitted in the current zone.

Policy 5.3.7 outlines the general criteria that rezoning applications must meet. They require Council to consider: environmental features on the property and surrounding area or negative impacts to adjacent farming operations; if the application would create flooding situations; if there are adequate fire protection services, sewer and water services and adequate road and sidewalk networks along with proximity to institutional and community uses; along with ensuring land use compatibility with surrounding areas and that the application would not result in inappropriate costs. Staff are of the opinion that the proposal meets these criteria. The rezoning would not create additional costs for the Municipality. In addition, there are no concerns related to emergency services, environmental impacts, flooding, traffic safety, or pollution. A detailed review of these criteria is provided in Appendix B.

7.2 Municipal Planning Strategy - Supporting Goals, Objectives, and Policies

The proposed amendments were reviewed against the relevant sections of the Municipal Planning Strategy (MPS). The following section discusses how the proposed amendments are consistent with the vision, goals, and objectives of the Strategy.

The proposed rezoning would enable the applicant to develop any of the housing options permitted within the Residential One and Two Unit (R2) Zone, which is consistent with Council's Vision to "enable and

encourage a diversity of housing throughout the region". This intention is also discussed within Section 3.1 Residential Designation, where the objective for Healthy Communities aims *"to provide a wide range of housing choices, including housing affordability"*. Any future development on the property can be efficiently serviced by the existing sewer infrastructure, and this would be consistent with Council's goal to maximize infrastructure efficiencies.

In the theme of Settlement for Section 2.3 Infrastructure, it contains an objective that aims *"to make effective use of existing infrastructure located within Growth Centres"*. The proposal is located in an existing residential subdivision and the Municipality's Engineering and Public Works Department confirmed the properties are suitable for servicing. The MPS discusses that Council recognizes the use of existing services as cost-effective.

Growth Centres were created in the municipality with a goal of providing and supporting complete communities. Section 2.1 indicates that non-rural uses should be directed to Growth Centres. As for location, Section 1.1 Vision states that one of the priorities for settlement is to *"concentrate new commercial and residential development, including mixing uses, in the Growth Centres with clearly defined boundaries"*. The proposed rezoning aligns with the objectives that encourage development in Growth Centres and would enable a planned and efficient use of land compatible with the intention of the MPS.

Greenwood Secondary Plan

The MPS includes Secondary Plans to address the specific needs of individual communities. The Greenwood Secondary Plan assists Council in making land use decisions regarding housing, business, institutions, and recreation. It addresses that the area has steady growth primarily due to the base and the MPS expects that stability will continue.

The Greenwood Secondary Plan focuses on storm water management goals and objectives. The proposal complies with the sewer system objectives, specifically one which states *"to control development by ensuring new development connects to central sewer services"*. The proposal would utilize existing services in the subdivision and as mentioned elsewhere, it does not propose an increased number of units, just a change in how they can be constructed.

8. CONCLUSION

The proposed rezoning is in keeping with the intent of the Municipal Planning Strategy, including the general criteria for all Land Use By-Law Map Amendments related to rezoning land in the Residential Designation to permit the development of semi-detached dwellings. As a result, Staff are forwarding a positive recommendation to the Planning Advisory Committee.

9. APPENDIXES

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 Map Amendment (By-Law #106)

Appendix D – Site Photos

Appendix A – Maps



Figure 1: Aerial view of the subject property

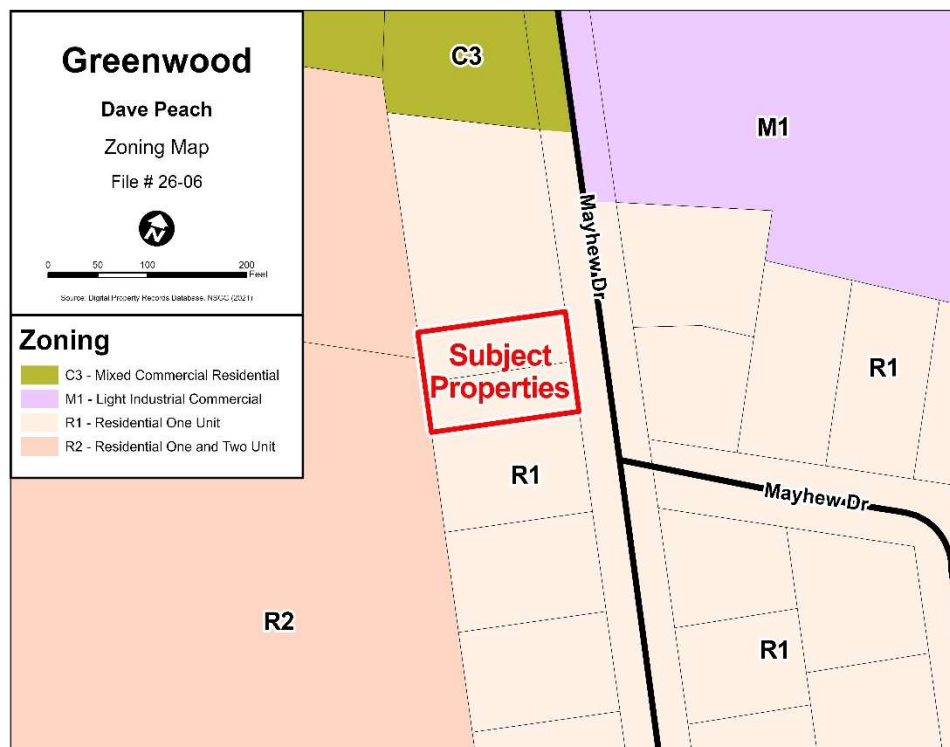


Figure 2: Zoning Map

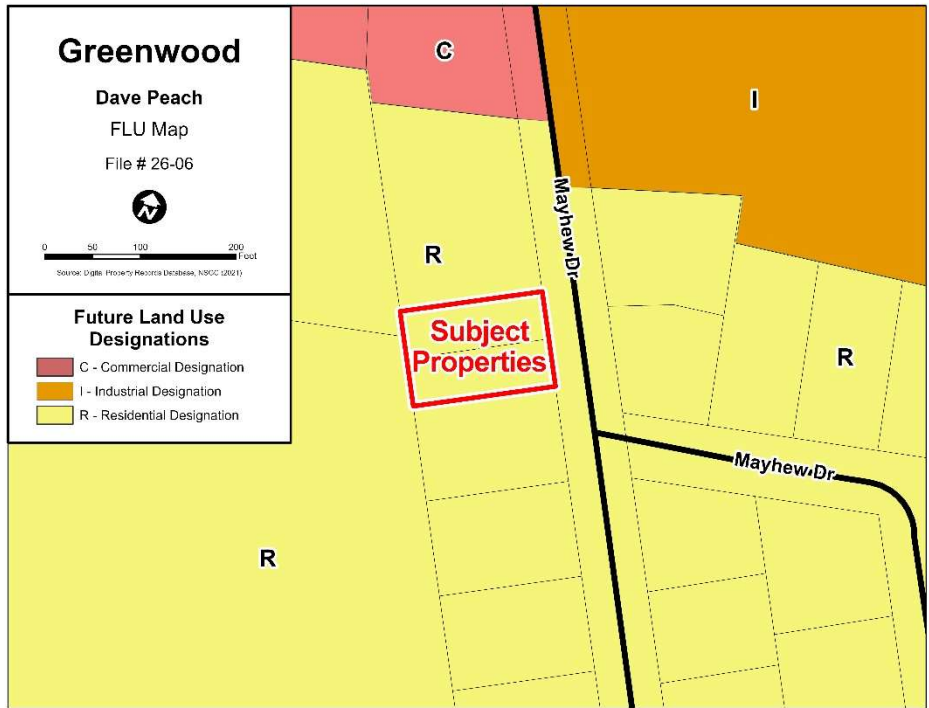


Figure 3: Future Land Use Designations Map

Appendix B – Section 5.3.7 General Criteria to consider for all Development Agreements and Land 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. This proposal utilizes existing infrastructure.
<i>ii. land use compatibility with surrounding land uses;</i>	The subject property is located in an existing residential subdivision. The proposal does not increase the number of units permitted but instead proposes a new form of housing, making it compatible with the general area.
<i>iii. the adequacy and proximity of school, recreation and other community facilities;</i>	The site is adjacent to a playground and greenspace that the neighbourhood utilizes.
<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 have advised that they have no concerns regarding this application.
<i>v. the adequacy of fire protection services and equipment;</i>	The Kingston Fire Chief advised that fire protection services and equipment are adequate to serve this proposal.
<i>vi. the adequacy of sewer and water services;</i>	The MOK Engineering and Public Works Department advised the Municipality can provide water and wastewater services for the proposed use of the subject sites.
<i>vii. the potential for creating flooding or serious drainage problems either within</i>	Uses permitted through the proposed rezoning are not expected to generate flooding or drainage

<i>the area of development or nearby areas;</i>	issues.
<i>viii. negative impacts on identified wellfields or other groundwater supplies for the area;</i>	Not applicable as this property is not located within a wellfield protection overlay.
<i>ix. pollution, in the area, including but not limited to, soil erosion and siltation of watercourses; or</i>	The property owner is required to follow provincial guidelines related to soil erosion during development.
<i>x. negative impacts on lake water quality or nearby wetlands;</i>	Not applicable as the proposal is not in proximity to any lakes or wetland areas.
<i>xi. negative impacts on neighbouring farm operations;</i>	The proposal is not expected to impact any farming operations in the area.
<i>xii. 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>	The subject sites are suitable in terms of grades, soils, geological conditions, and proximity to natural features and rights-of-way.

**Appendix C – Draft Land Use By-Law Map Amendment (By-Law 106)
THE MUNICIPALITY OF THE COUNTY OF KINGS**

AMENDMENT TO BY-LAW 106 – LAND USE BY-LAW

By-Law Map Amendment to PIDS 55552772 and 55552780, Mayhew Drive, Greenwood, from the Residential One Unit (R1) Zone to the Residential One and Two Unit (R2) Zone.

1. Amend Map 6 – Greenwood Zoning, to rezone PID 55552772 and PID 55552780, Mayhew Drive, Greenwood, from the Residential One Unit (R1) Zone to the Residential One and Two Unit (R2) Zone as shown on the copy of a portion of Map 6 below.



Appendix D – Site Photos



Image 1: Looking at the Subject Property from Mayhew Drive and at the adjacent lots which includes a dwelling on the west side and a parkland lot on the east side



Image 2: Looking towards the Subject Property from the adjacent parkland



Image 3: Looking towards the adjacent parkland lot and showing the slope of the Subject Property



Image 4: Looking down Mayhew Drive from the Subject Property



Image 5: Looking towards the rear of the subject property which is bordered by a treed area



Image 6: Looking down Mayhew Drive towards Bowlby Park Drive