



Planning Advisory Committee

Tuesday July 14, 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. June 9, 2026
6. Business Arising from the Minutes
7. Business Page 4
 - a. Application to rezone a property located on Commercial Street (PID 55210884), New Minas, from the Residential Mixed Density (R3) Zone to the Residential Multi-unit (R4) Zone. (File 26-07, Alice Jacob)
 - b. Application to rezone the portion of 130 Cornwallis Ave (PID 55206247), New Minas, zoned Residential Multi-unit (R4) to the Institutional (I1) Zone. (File 26-11, Alice Jacob) Page 19
 - c. Semi-annual Planning and Development Review Page 32
8. Other Business
 - a. Ask Me Anything
9. Comments from the Public
10. Date of Next Meeting: September 8, 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
June 9, 2026
DRAFT MINUTES

**Meeting, Date
and Time**

A meeting of the Planning Advisory Committee was held on June 9, 2026, at 1 pm in the Council Chambers, Municipal Complex, Coldbrook, Nova Scotia.

Attendance

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

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

Public: None.

Regrets: None.

1. **Meeting to Order** The Chair called the meeting to order at 1 pm.
2. **Roll Call & Land Acknowledgement** All Members of the Planning Advisory Committee were in attendance. The Chair, Councillor Lutz read the Land Acknowledgement per Policy [ADMIN 01-025: Land Acknowledgement](#).
3. **Amendments to Agenda** None.
4. **Approval of Agenda** **On motion of Councillor Gates and Councillor Peckford, that Planning Advisory Committee approve the June 9, 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 Deputy Mayor MacPherson and Councillor Gates, that the minutes of the May 12, 2026 Planning Advisory Committee meeting be approved as circulated.**

Motion Carried.**7. Business Arising from Minutes**

There was no business arising from the May 12, 2026 minutes.

8. New Business**8a. 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, Melissa Chunick)**

Melissa Chunick, Planner, presented an application by David Peach on behalf of M&M Pastry Shoppe Limited for a rezoning of two vacant parcels on Mayhew Drive, Greenwood to permit the construction of semi-detached dwellings.

On motion of Councillor Gates and Deputy Mayor MacPherson, that 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.

Motion Carried.**9. Other Business**

None.

11. Comments from the Public

None.

1. Date of Next Meeting

July 14, 2026, 1pm, in Council Chambers.

13. Adjournment

On motion of Councillor Peckford and Councillor Gates, there being no further business, the meeting adjourned at 1:15pm.

Motion Carried.**Minutes Approved:**

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



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

Application to rezone a property located on Commercial Street (PID 55210884), New Minas, from the Residential Mixed Density (R3) Zone to the Residential Multi-unit (R4) Zone.

File: 26-07

Date: July 14, 2026

Prepared by: Alice Jacob, Planning Services

Applicant	Morgan Zwicker
Landowner	Eastern Acres Developments Ltd.
Proposal	Rezoning from the Residential Mixed Density (R3) Zone to the Residential Multi-unit (R4) Zone to permit a multi-unit dwelling containing more than 12 units
Location	Commercial Street (PID 55210884), New Minas
Lot Area	~ 65,697 square feet (1.5 acre(s))
Designation	Residential Designation
Zone	Residential Mixed Density (R3) Zone
Surrounding Uses	Residential uses
Neighbour Notification	64 letters were sent to owners of properties within 500 feet of the subject property

1. PROPOSAL

Morgan Zwicker of Eastern Acres Developments Ltd. has applied to amend the Land Use By-law ('LUB') map to rezone a vacant property located on Commercial Street (PID 55210884), New Minas, from the Residential Mixed Density (R3) Zone to the Residential Multi-unit (R4) Zone to enable the development of a multi-unit dwelling containing more than 12 units.



Figure 1: Subject property

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;
- 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 a vacant property located on Commercial Street (PID 55210884), New Minas, from the Residential Mixed Density (R3) Zone to the Residential Multi-unit (R4) Zone, as described in Appendix C of the report dated July 14, 2026.

4. BACKGROUND

Eastern Acres Developments Ltd. acquired the subject property in 2025. The applicant intends to develop one multi-unit dwelling/building containing up to 34 units on the property. The property is currently zoned Residential Mixed Density (R3). The Residential Mixed Density (R3) Zone permits multi-unit dwellings/buildings, and the zone permits property owners to develop more than one multi-unit dwelling/building on a property. However, the zone limits each multi-unit dwelling/building to a maximum of 12 units per dwelling/building.

Based on the property's lot area and the Residential Mixed Density (R3) Zone's lot area requirement of 2,000 square feet per unit for multi-unit dwellings/buildings, the property could accommodate up to 32 units across multiple buildings, with each building capped at 12 units. However, the applicant proposes 34 units within a single multi-unit building, which is not permitted under the Residential Mixed Density (R3) Zoning. To accommodate this proposal, the applicant is requesting to rezone the subject property to the Residential Multi-unit (R4) Zone. Under the Residential Multi-unit (R4) Zone, the lot area requirement for multi-unit dwellings/buildings is 1,800 square feet per unit, which would permit up to 36 units on the property. The zone also does not limit the number of units within a dwelling/building. Rezoning to the Residential Multi-unit (R4) Zone would therefore enable the applicant to develop the proposed 34 units in a single multi-unit dwelling/building.

5. SUBJECT PROPERTY INFORMATION

On February 26, 2026, the planner on the file conducted a site visit. The subject property is within the Growth Centre of New Minas. The property has an area of approximately 65,697 square feet and has approximately 77 feet of frontage on Commercial Street, a collector road.

With regard to topography, the property sits at a higher elevation than Commercial Street, with access sloping upward from the street. The property is currently vacant and contains natural vegetation, including trees and unmanaged growth.



Figure 3: Aerial view of the subject property and the neighbouring properties

Figure 3 illustrates the zoning of the area. The subject property, the adjacent properties to the east, and the neighbouring properties to the west and south along Commercial Street are within the Residential Mixed Density (R3) Zone. The neighbouring properties to the north are within the Residential One and Two Unit (R2) Zone. There is a Comprehensive Neighbourhood Development (R5) Zone to the east, within 45 feet of the subject property. Most neighbouring properties are developed with residential uses, predominantly one and two unit dwellings, with the exception of a multi-unit dwelling located within the nearby Comprehensive Neighbourhood Development (R5) Zone.

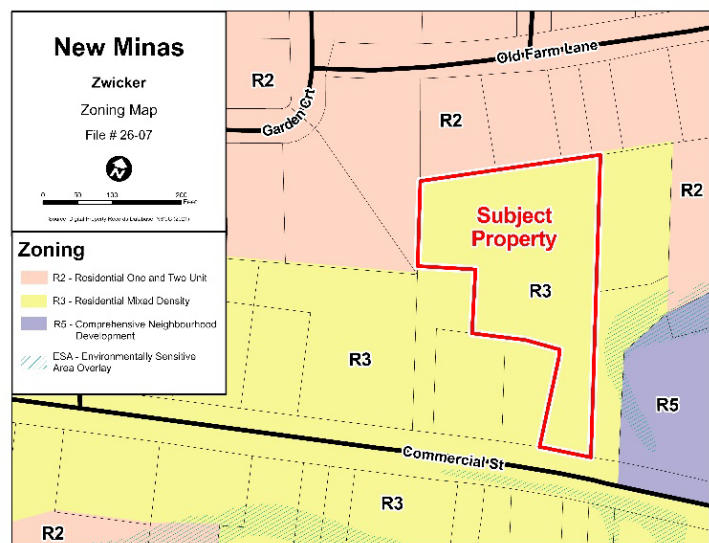


Figure 2: Zoning map

The property is located within the New Minas Wellfield Overlay D. While the overlay includes restrictions for certain uses, residential uses are not restricted under Overlay D.

6. CONSULTATION WITH THE PUBLIC AND VILLAGE COMMISSION

Consultation with the public:

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 concerns a Land Use By-law (LUB) map amendment to rezone a property measuring more than an acre. Notification letters were sent to 64 property owners within a 500-foot radius of the subject property, providing notification of the Public Information Meeting and seeking comments and feedback on the proposed Land Use By-law map amendment. The Public Information Meeting was held on March 17, 2026, at the New Minas Fire Hall. Following the meeting, the Planner's presentation was recorded and uploaded to the Municipal website, where it has been available for viewing since.

Approximately 14 members of the public attended the meeting. The following questions and comments were raised:

- **Parking:** Attendees asked about the number of parking spaces, the location of parking, and whether underground parking would be provided. One neighbour expressed concern that the property's geology would make underground parking difficult to construct.
 - Staff comment: Parking location and design are not finalized at the rezoning stage because final site and building plans are not required at this stage. Final site and building plans are required at the permitting stage, following rezoning. At that time, the design must meet the Land Use By-law (LUB) requirements. The LUB requires a minimum of 1.5 parking spaces per unit for a dwelling containing 6 or more units. Parking may be located anywhere on the property, except within the required minimum main building side setback abutting the Residential One and Two Unit (R2) Zone.
- **Access:** Attendees asked about the location of the proposed development's access and whether it would be located where the "Welcome to New Minas" sign is currently situated. The applicant clarified that the driveway would be located next to 9643 Commercial Street. The public expressed concern about access from Commercial Street, noting that the property is on a hill with poor sightlines from down the hill and that the area is prone to accidents. Although the posted speed limit is 60 km/h, vehicles often travel at 70 km/h. Attendees felt this could be a dangerous access point for 34 units. The applicant noted that the Nova Scotia Department of Public Works (NSDPW) had completed preliminary on-site work and did not raise any concerns.
 - Staff comment: These concerns were forwarded to the NSDPW, who are responsible for provincial roads and access control from provincial roads.
- **Setbacks:** A neighbour commented that the proposed development abuts the Residential One and Two Unit (R2) Zone to the north. They stated that, because the property is within the Residential Mixed Density (R3) Zone, there needs to be a setback from the Residential One and Two Unit (R2) Zone.
 - Staff comment: There are no specific setback requirements between two zones. Setback requirements apply from lot boundaries and are determined based on the zoning of a property. The current zoning of the subject property requires a minimum 10-foot side

setback and a minimum 20-foot front and rear setback for multi-unit dwellings. The proposed zone requires a minimum 20-foot front, side, and rear setback.

- **R3 vs. R4 Zone:** Attendees asked about the differences between the Residential Mixed Density (R3) and Residential Multi-unit (R4) zones and about the height of the proposed development. The applicant indicated the proposed building would be three storeys.
 - Staff comment: The main differences relate to built form, density, height, and setbacks. The R3 Zone limits multi-unit dwellings to 12 units per building, while the R4 Zone has no cap on the number of units within a building. For multi-unit dwellings, the R3 Zone requires 2,000 square feet of lot area per unit, whereas the R4 Zone requires 1,800 square feet per unit. Regarding height, the R4 Zone permits a maximum of 45 feet for multi-unit dwellings, compared to 35 feet in the R3 Zone. The side setback requirement is 10 feet in the R3 Zone and 20 feet in the R4 Zone.
- **Rezoning and Property Ownership:** The public asked whether the rezoning would remain if the current property owner sells the property to a new owner.
 - Staff comment: If Council approves the rezoning, the new zoning will remain in effect until the property is rezoned through a future planning application process or through other planning projects.
- **Shade and Shadow Issues:** Neighbours to the north expressed concern that the development might cause shadowing issues and impact their solar panels. The applicant noted they would design the building to reduce impacts on neighbouring properties as much as possible.
 - Staff comment: The R3 Zone permits a maximum height of 35 feet, while the R4 Zone permits 45 feet. As the rezoning would only result in a 10-foot increase in permitted height, Staff are of the opinion that significant shadow impacts are not anticipated.
- **Sewer and Water:** The public asked whether Staff would review sewer and water capacity for the proposed development.
 - Staff comment: Staff contacted the Village of New Minas, and it was confirmed that sewer and water service are available to service the development. Capacity will be confirmed at the time of permitting.
- **Planning Process:** Attendees asked whether the public would have been notified of the application if the applicant had not gone through the rezoning process. They also inquired whether additional public meetings would be held.
 - Staff comment: As-of-right developments are not subject to the planning process. However, property owners must still obtain the required permits, and the public is not notified at the permitting stage. Staff advised that a Public Hearing will be held for the proposed rezoning and that residents within 500 feet of the subject property will be notified of the meeting and will have an opportunity to present their concerns to Council.
- **Application Types:** There were questions about the differences between a development agreement, a development permit, and a rezoning.
 - Staff comment: Development Agreements and rezonings are processed through planning applications through which the Municipality permits a use on a property that is not permitted as-of-right. All developments, including as-of-right developments, require a development permit. Development of a use on a property cannot proceed until the property owner obtains the necessary permits from the Municipality.
- **Property Value:** Attendees asked how the development would impact property values.

- Staff comment: Property values are not determined by the Municipality. They are assessed by Property Valuation Services Corporation (PVSC) based on their classification system.
- **Neighbourhood Zoning:** Members of the public believed that the subject property and neighbouring properties along Commercial Street were within the Residential One and Two Unit (R2) Zone. They were unaware that the properties are currently within the Residential Mixed Density (R3) Zone and asked when the zoning was changed, why it was changed, and why they were not notified of the change.
 - Staff comment: The zoning change occurred in 2023 when Council adopted the New Minas Secondary Plan. An email with detailed information on this change was sent to all residents who requested information at the Public Information Meeting.
- **Building form, design and construction:**
 - The public asked how accommodating all 34 units within a single building would benefit the surrounding area. The applicant responded that a single building would result in less lot coverage, leading to better storm drainage, and would also require less construction work.
 - Attendees asked whether entry to the proposed building would be through a lobby or via separate entrances. The applicant responded that access would be through a common hallway.
 - The public inquired about the project timeline. The applicant indicated that construction would take approximately 3 years.

Consultation with the New Minas Village Commission:

Under the Planning Policies of the Municipality of the County of Kings (PLAN-09-004), applications for properties located within a village boundary are required to be presented to the respective Village Commission for comments and feedback. The application was presented to the New Minas Village Commission on April 13, 2026. Staff received a few questions and comments from the Commission members and other members present at the meeting. One of the Commissioners asked whether the change was from a maximum of 32 to 36 units. Staff confirmed that the current zoning would permit a maximum of 32 units and the proposed rezoning would permit up to 36 units. Another Commissioner noted public comments received at the PIM regarding shadow impacts, access, and accidents in the area. The Director of Public Works (Village of New Minas) informed the Commission about the “Welcome to Village of New Minas” sign located at the property’s entrance and that no agreement exists between the Village and the property owner to allow the Village to maintain the sign on the subject property. Though not specific to this proposal, the Director cautioned about sewer line capacity and noted that upgrades may be required. Staff note that this is an issue to be addressed at the permitting stage. The Councillor for the district was present at the meeting and noted that the proposed zone would require greater setbacks and also clarified that the proposed zone would enable up to 36 units, not the 34 (proposed) units.

7. POLICY REVIEW

7.1 Enabling Policy

The proposed rezoning is from the Residential Mixed Density (R3) Zone to the Residential Multi-unit (R4) Zone, both of which fall under the same designation. Municipal Planning Strategy (MPS) policy 5.3.3 criteria (a) enables Council to consider this rezoning.

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; or,*
- (b) is to rezone land that is a maximum of five (5) acres in size to a zone that is enabled in an adjacent designation. For clarity, land that abuts a right-of-way, such as a road, is considered to be adjacent to the designation on the other side of the road; and*
- (c) notwithstanding (b) above, Land Use By-law amendments that would result in the expansion of a Growth Centre or that would remove lands from the Agricultural (A1) Zone shall not be permitted without an amendment to this Strategy;*

Criteria (b) and (c) of this policy do not apply to this application. The application is to rezone land from one zone enabled within the Residential Designation to another within the same designation.

Within section 3.1 of the Municipal Planning Strategy, policy 3.1.3 lists the zones enabled within the Residential Designation.

Council shall

Policy 3.1.3 *permit within the Residential Designation:*

- (a) all zones listed in policy 3.1.2 above;*
- (b) all zones permitted within all designations, as listed in policy 3.0.32;*
- (c) isolated commercial or industrial zones applied to uses in existence on November 21, 2019, as provided for in policy 3.1.5; and*
- (d) Mixed Commercial Residential (C3) Zone, as provided for in policy 3.2.2. (Amended May 2, 2023, New Minas Secondary Plan)*

Criterion (a) of the above policy further directs to policy 3.1.2, which lists all residential zones enabled within the Residential Designation, including the Residential Multi-unit (R4) Zone. Since the zone is listed within policy 3.1.2, Council is able to consider rezoning the property to the Residential Multi-unit (R4) Zone.

Further to this, Policy 5.3.5 provides additional policy directions in terms of the zone placement and impacts to be considered when considering an application to rezone land.

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*

With regard to criterion (a), policy 3.1.2 (c) of the MPS states the zone placement policy for the Residential Multi-unit (R4) Zone. The policy states as follows:

Council shall

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

- (c) Residential Multi-unit (R4): lands located in this zone are intended for the development of housing in higher density building types in strategic locations such as near main transportation corridors, and near employment and commercial areas. This zone is intended to include residential units at a higher density in a variety of building types.*

The proposed rezoning would enable the applicant to accommodate all 34 units within a single, higher-density multi-unit building. The property is located on Commercial Street, a main transportation corridor and transit route. The stretch of Commercial Street from Silver Fox Avenue to the Town of Kentville boundary is almost entirely commercial, featuring a range of uses including food services, small and big-box retail, professional and medical offices, personal services, and automobile-related businesses. This area also serves as a significant employment hub. The subject property is located within 1.7 kilometres of this commercial area.

Additionally, within a 2.5 kilometre radius of the subject property, there are three schools: New Minas Elementary, Evangeline Middle School and Horton High School — as well as farm markets (Avery's and Noggins), community halls, and recreation facilities, including a golf course and playgrounds. Within a 3.5 kilometre radius in Greenwich, there are more farmers markets, including Stirling's, Elderkin's, and Hennigar's.

Given the above, Staff are of the opinion that the applicant's proposal to construct 34 units within a single multi-unit dwelling in the proposed location aligns with the zone's objective of promoting higher-density housing in strategic locations.

In terms of permitted uses and their impacts (policy 5.3.5 criteria (b)), both zones permit residential and non-residential uses, with a primary focus on residential development. With respect to residential uses, both zones permit the same building types. The only difference relates to multi-unit dwellings. The Residential Mixed Density (R3) Zone limits multi-unit dwellings to a maximum of 12 units per building, while the Residential Multi-unit (R4) Zone has no cap on the number of units within a building. The total

number of units permitted on the property under either zone is ultimately dependent upon lot size and compliance with all other applicable requirements of the zone. Based solely on lot area, the current zone's lot area requirements would permit up to 32 units on the subject property, while the proposed zone would permit up to 36 units. This is not a significant increase in the number of additional units. With respect to permitted height and public concerns regarding shade and shadow, the rezoning increases the permitted height by only 10 feet, as noted in Section 6. Staff do not anticipate significant shadow impacts as a result.

In terms of non-residential uses, both zones permit uses such as existing agricultural uses, community facilities, indoor recreation uses, and places of worship. The Residential Multi-unit (R4) Zone permits further uses such as business offices, medical and dental clinics, and retail stores, which are required to be located on the ground floor of multi-unit dwellings and are limited to a maximum of 1,000 square feet of commercial floor area per multi-unit dwelling. These uses are typically considered low-impact and are often preferred close to residential areas. Additionally, as noted earlier, the subject property is located within 1.7 kilometres of the main commercial area in New Minas, which includes similar uses along with a range of other commercial uses.

Given these factors, Staff are of the opinion that the proposed development and the other permitted uses are appropriate and reasonable.

Criteria (c) of policy 5.3.5 is discussed in section 7.3 of this report and reviewed in detail in Appendix B.

7.2 Municipal Planning Strategy- Relevant Goals, Objectives and Policies

From the outset of land use regulation, Council has directed urban development to specific areas termed Growth Centres in order to protect agricultural lands and to maintain efficient infrastructure. This intention is discussed within various sections of the MPS. Section 1.1 Vision, the vision on settlement, one of the key priorities, states, *"Concentrate new commercial and residential development, including mixed uses, in the Growth Centres with clearly defined boundaries"*. Also, within section 2.1 Growth Centres, the objective related to the theme of agriculture/rural areas and natural areas states, *"To protect agricultural land and rural character by directing development to clearly defined Growth Centres"*. And within Section 3.1 Residential Designation, the objective related to the theme of agriculture/rural areas and natural areas states, *"To discourage urban developments in rural areas by providing a variety of development opportunities within Growth Centres"*. The proposed development is intended to be developed within the Growth Centre of New Minas, which aligns with Council's intention to direct urban development to Growth Centres.

Rezoning to the Residential Multi-unit (R4) Zone would permit the applicant to develop the full range of housing types in the zone, from one unit dwellings to multi-unit dwellings. This would be consistent with Council's vision to *"Enable and encourage a diversity of housing throughout the region."* This intent is further reflected in Section 3.1 Residential Designation, where the objective under the healthy communities theme states: *"To provide a wide range of housing choices, including affordable housing."* Beyond providing housing choice and potential affordable housing, the rezoning would also maximize infrastructure efficiency by permitting higher-density development and mixed uses in an area that is serviced by the Village of New Minas sewer and water systems. This aligns with the settlement objective in Section 3.1 Residential Designation, which states, *"To accommodate a wide range of housing options,*

including opportunities for mixed uses and increased densities in areas where urban services are efficient to deliver,” and with the settlement objective in Section 2.3 Infrastructure, which states: “To make use of existing infrastructure located within Growth Centres.”

The proposed rezoning also aligns with Council's objectives related to transportation. Within section 2.3 Infrastructure, the objective related to the theme of transportation states, *“To efficiently use transportation infrastructure by encouraging greater development densities along transit routes and major transportation routes”*, and within section 2.8 Energy, the objective related to the theme of settlement states, *“To encourage development patterns that reduce transportation needs”*. Further to this section 3.1 Residential Designation, the theme of Transportation, the objective states *“To encourage higher-density development adjacent to main transportation corridors”*. The subject property is located on Commercial Street, a main transportation corridor and a transit route. The property is within proximity to several commercial establishments and community facilities. Enabling the development of more residential units in the area would help concentrate development densities along transit routes and major transportation corridors and reduce transportation needs for residents.

New Minas Secondary Plan

The Municipal Planning Strategy includes Secondary Plans for specific communities, outlining the guiding principles, key directions and policies. Within the New Minas Secondary Plan, one of the key directions under the guiding principle *“A place for people”* states, *“Enable diverse housing options that cater to a variety of household sizes and compositions, life stages, physical needs, and economic needs”*. The proposed development could potentially include a varied mix of residential units that could address the needs of a variety of household sizes, life stages, physical needs, etc., consistent with this key direction.

7.3 General Policies

Municipal Planning Strategy Policy 5.3.7 contains the criteria to be used when considering all applications for rezonings and development agreement proposals. These criteria consider the proposal's impact on the road network, services, development pattern, environment, finances, and the proposal's consistency with the intent of the Municipal Planning Strategy. It is Staff's opinion that the proposal meets the general criteria. These criteria are reviewed in detail in Appendix B.

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. The proposal would help create additional housing, direct developments away from rural lands and increase the efficiency of existing infrastructure. As a result, Staff are forwarding a positive recommendation to the Planning Advisory Committee.

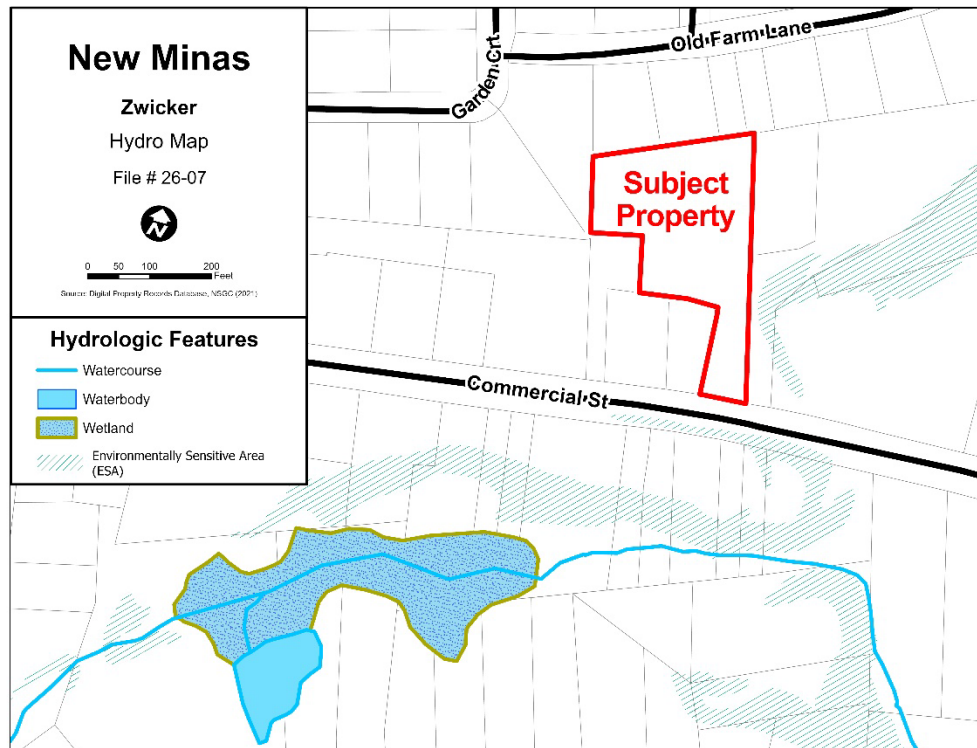
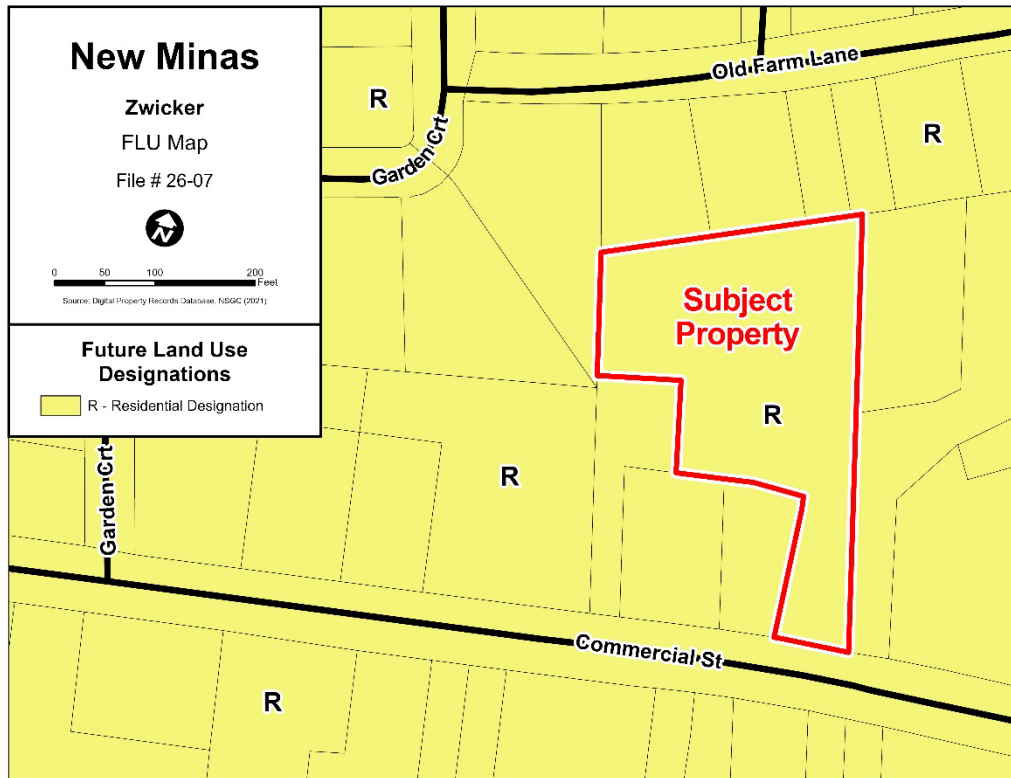
9. APPENDICES

Appendix A - Future Land Use Map and Hydrologic Features Map

**Appendix B - Municipal Planning Strategy (By-law #105), Section 5.3. – General Criteria to Consider for
all Development Agreements and Land Use By-law Amendments**

Appendix C - Proposed Land Use By-Law Map Amendment (By-Law #106)

Appendix A
Future Land Use Map and Hydrologic Features Map



Appendix B

Municipal Planning Strategy (By-law #105), Section 5.3. – 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. The Village of New Minas has indicated that sewer infrastructure may require upgrades, but this will be addressed at the time of permitting.
<i>ii. land use compatibility with surrounding land uses;</i>	The proposed residential development will be compatible with the surrounding residential land uses.
<i>iii. the adequacy and proximity of school, recreation and other community facilities;</i>	The subject property is within proximity to schools, recreation and community facilities.
<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 did not indicate any concerns with the proposal.
<i>v. the adequacy of fire protection services and equipment;</i>	The New Minas Fire Department has confirmed the adequacy of fire services and equipment for the subject property.
<i>vi. the adequacy of sewer and water services;</i>	The Village of New Minas commented that there are no lines available on the subject property and that the owner would have to connect to the main lines on Commercial Street. The Village flagged

	that the owner will be responsible for installation costs.
<i>vii. the potential for creating flooding or serious drainage problems either within the area of development or nearby areas;</i>	Proposals for new multi-unit dwellings trigger the requirement for a storm water management plan at the time of permitting. In the storm water management plan, the property owner will be required to show that the post-development flow does not exceed the pre-development flow.
<i>viii. negative impacts on identified wellfields or other groundwater supplies for the area;</i>	The subject property is located within the New Minas Wellfield Overlay Zone D, and residential uses are permitted in Zone D.
<i>ix. pollution, in the area, including but not limited to, soil erosion and siltation of watercourses; or</i>	The property owner will be required to follow provincial soil erosion controls during any construction, which are enforced by Nova Scotia Environment and Climate Change (NSECC).
<i>x. negative impacts on lake water quality or nearby wetlands;</i>	No lakes are located on or adjacent to the subject property. Should wetlands be identified, the property owner will be required to comply with all applicable municipal and provincial regulations.
<i>xi. negative impacts on neighbouring farm operations;</i>	The proposal is not within proximity to any farming operations.
<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>	No concerns were identified regarding the subject property's suitability with respect to grades, soils, geological conditions, or proximity to natural features and rights-of-way.

Appendix C
Proposed Land Use By-law Map Amendment (By-law 106)

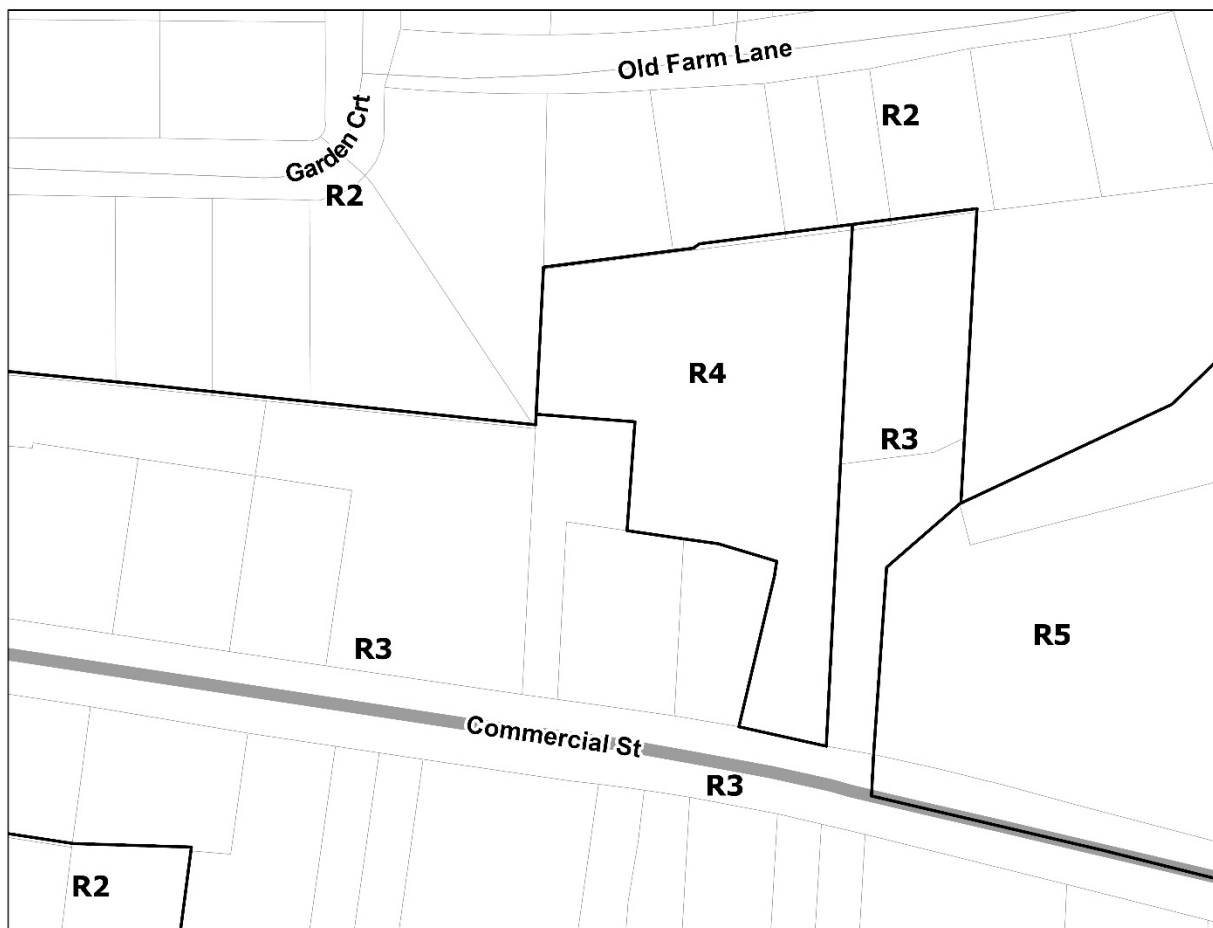
THE MUNICIPALITY OF THE COUNTY OF KINGS

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

Land Use By-Law Map Amendment to rezone PID 55210884 located on Commercial Street, New Minas, from the Residential Mixed Density (R3) Zone to the Residential Multi-unit (R4) Zone.

BY-LAW 106 Land Use By-law

1. Amend Map 9 New Minas, to rezone PID: 55210884, from the Residential Mixed Density (R3) Zone to the Residential Multi-unit (R4) Zone, as shown on the inset copy of a portion of Map 9 below.





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

Application to rezone the portion of 130 Cornwallis Ave (PID 55206247), New Minas, zoned Residential Multi-unit (R4) to the Institutional (I1) Zone.

File: 26-11

Date: July 14, 2026

Prepared by: Alice Jacob, Planning Services

Applicant	Jane McDonald
Landowner	The Trustees of the Orchard Valley Pastoral Charge of the United Church of Canada
Proposal	Rezoning from the Residential Multi-unit (R4) Zone to the Institutional (I1) Zone to permit an internally lit sign
Location	130 Cornwallis Ave (PID 55206247), New Minas
Lot Area	~ 179,902 square feet (4.13(acres)), Rezoning area: ~ 41, 382 square feet (0.95 acres)
Designation	Residential Designation
Zone	Residential Mixed Density (R3) Zone and Residential Multi-unit (R4) Zone
Surrounding Uses	Residential, Institutional and Industrial uses
Neighbour Notification	18 letters were sent to owners of properties within 500 feet of the subject property

1. PROPOSAL

Jane McDonald, on behalf of Orchard Valley Pastoral Charge, has applied to amend the Land Use By-law ('LUB') map to rezone a portion of the property located at 130 Cornwallis Ave (PID 55206247), New Minas, to permit an internally lit sign. The subject property is split-zoned. The sign is proposed to be located within the portion zoned Residential Multi-unit (R4), which does not permit internally lit signs. The applicant is therefore requesting to rezone the Residential Multi-unit (R4) portion to the Institutional (I1) Zone to permit the sign.

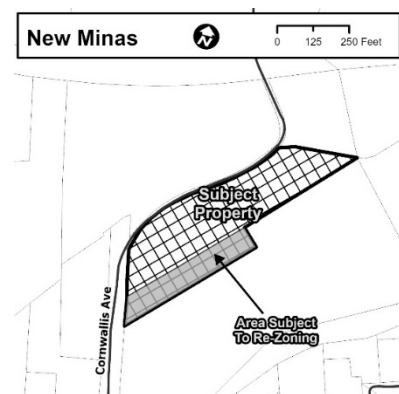


Figure 1: Subject property

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;
- 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 the portion of 130 Cornwallis Ave (PID 55206247), New Minas, zoned Residential Multi-unit (R4), to the Institutional (I1) Zone, as described in Appendix D of the report dated July 14, 2026.

4. BACKGROUND

The subject property is developed with a place of worship (church) and has split zoning. Most of the property is zoned Residential Mixed Density (R3), with a small portion zoned Residential Multi-unit (R4). The applicant has indicated that the current church sign is inadequate and not clearly visible from the corner of Cornwallis Avenue and Lockhart Drive. To address this, the applicant is proposing to replace the existing signage with an electronic message board and to relocate it to a location that provides greater visibility to the public.

The existing sign shown in Figure 2 is located on the portion of the property zoned Residential Multi-unit (R4). The Residential Multi-unit (R4) Zone permits ground signs to a maximum of 40 square feet in area and 10 feet in height. However, the zone does not permit internally lit signs or electronic message boards. To enable the proposed signage upgrade, the applicant is requesting to rezone the Residential Multi-unit (R4) portion to the Institutional (I1) Zone. The Institutional (I1) Zone permits internally lit ground signs up to 200 square feet in area and 35 feet in



Figure 2: Existing church sign

height, and electronic message boards up to 40 square feet in area. The applicant currently proposes a 35-square-foot electronic message board with a height of 20 to 30 feet.

5. SUBJECT PROPERTY INFORMATION

On April 30, 2026, the planner on the file conducted a site visit. The subject property is within the Growth Centre of New Minas. The property is approximately 179,902 square feet in area and has frontage on Cornwallis Avenue along the western and northern boundaries. The proposed rezoning area is approximately 41,382 square feet and has approximately 104 feet of frontage on Cornwallis Avenue. With the exception of a small section of the church building and parking area that extends into the rezoning area, the remainder is undeveloped and partially vegetated.

A small portion of the rear of the property and adjacent lands to the north and northwest are classified as protected marshland. The property is within proximity to the Golf Links Brook. An Environmentally Sensitive Area (ESA) Overlay applies to the northern and northwestern portions of the property close to the brook and within and adjacent to the marshland. The proposed rezoning area lies outside both the ESA Overlay and the marshland designation. The rear portion of the property is within the New Minas Wellfield Overlay A, which prohibits all uses except public water utilities. The remainder of the property, including the proposed rezoning area, is within Zone B of the wellfield. Zone B restricts certain uses; however, the uses permitted in the Institutional (I1) Zone are not restricted.

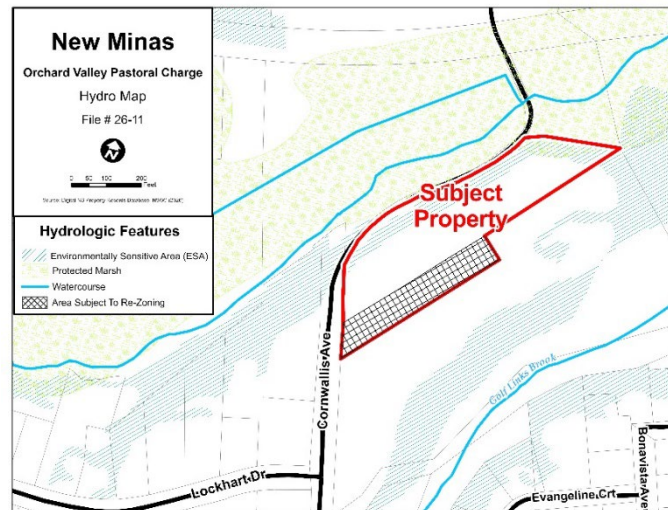


Figure 3: Hydrologic features map

As shown in Figure 3, the majority of the subject property and properties to the southwest across Cornwallis Avenue are zoned Residential Mixed Density (R3). Directly across Cornwallis Avenue is an institutional use (addiction treatment centre). The proposed rezoning area and the lands adjacent to it are zoned Residential Multi-unit (R4). The adjacent property is developed with a manufacturing use (former concrete manufacturer and supplier). Lands to the north and northwest are zoned Environmental Constraint (O1), which restricts development. Most lands within this zone are undeveloped.

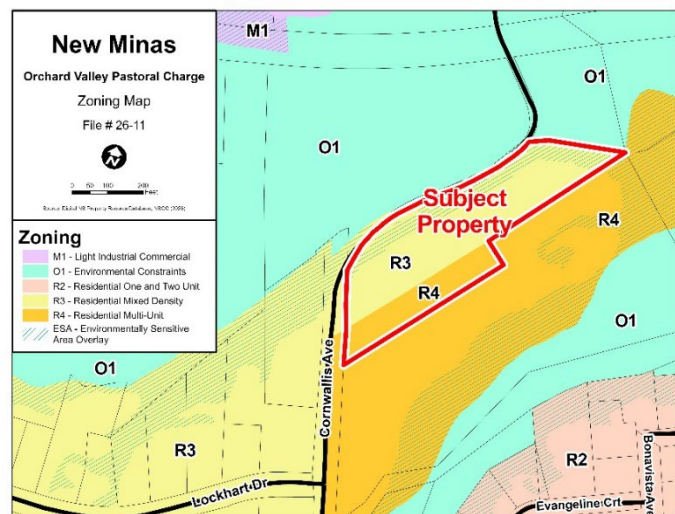


Figure 4: Zoning map

6. CONSULTATION WITH THE PUBLIC AND VILLAGE COMMISSION

Consultation with the public:

Under the Planning Policies of the Municipality of the County of Kings (PLAN-09-004), a Public Information Meeting (PIM) was not required because the application concerns a Land Use By-law (LUB) map amendment to rezone an area measuring less than an acre. Notification letters were sent to 18 property owners within a 500-foot radius of the subject property seeking comments and feedback on the proposed Land Use By-law map amendment. No comments or questions were received from the Public.

Consultation with the New Minas Village Commission:

Under the Planning Policies of the Municipality of the County of Kings (PLAN-09-004), applications for properties located within a village boundary are required to be presented to the respective Village Commission for comments and feedback. The application was presented to the New Minas Village Commission on June 8, 2026. One Commissioner inquired about requirements for internally lit signs and raised concerns about potential light impacts. After discussion, the Commissioners agreed that permitting the sign would be reasonable given the surrounding land uses.

7. POLICY REVIEW

7.1 Enabling Policy

The proposed rezoning is from the Residential Multi-unit (R4) Zone to the Institutional (I1) Zone. Municipal Planning Strategy (MPS) policy 5.3.3 criteria (b) enables Council to consider this rezoning. The policy states as follows:

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; or,*
- (b) is to rezone land that is a maximum of five (5) acres in size to a zone that is enabled in an adjacent designation. For clarity, land that abuts a right-of-way, such as a road, is considered to be adjacent to the designation on the other side of the road; and*
- (c) notwithstanding (b) above, Land Use By-law amendments that would result in the expansion of a Growth Centre or that would remove lands from the Agricultural (A1) Zone shall not be permitted without an amendment to this Strategy;*

Criterion (a) does not apply to this application. This criterion enables Council to rezone land from one zone enabled in a designation to another zone enabled within the same designation. The proposed rezoning area is within the Industrial Designation but is currently zoned Residential Multi-unit (R4). The Residential

Multi-unit (R4) Zone is not a zone enabled within the Industrial Designation, making the current zoning inconsistent with the MPS and making this criterion inapplicable.

Criterion (b) enables Council to rezone land up to 5 acres to a zone enabled in an adjacent designation. The proposed rezoning area is approximately 0.95 acres, located within the Industrial Designation, with the remainder of the property in the Residential Designation. The Institutional (I1) Zone is permitted in all designations, including the adjacent Residential Designation. This criterion enables Council to consider this rezoning.

Within section 3.1 of the Municipal Planning Strategy, policy 3.1.3 lists the zones enabled within the Residential Designation.

Council shall

Policy 3.1.3 *permit within the Residential Designation:*

- (a) all zones listed in policy 3.1.2 above;*
- (b) all zones permitted within all designations, as listed in policy 3.0.32;*
- (c) isolated commercial or industrial zones applied to uses in existence on November 21, 2019, as provided for in policy 3.1.5; and*
- (d) Mixed Commercial Residential (C3) Zone, as provided for in policy 3.2.2. (Amended May 2, 2023, New Minas Secondary Plan)*

Criterion (b) of the above policy further directs to policy 3.0.32, which lists all zones enabled within all designations.

Policy 3.0.32 *permit the following zones within all designations:*

- (a) Environmental Constraints (O1) Zone;*
- (b) Institutional (I1) Zone;*
- (c) Commercial Recreation (P1) Zone; and*
- (d) Aggregate Related Industry (N2) Zone.*

Since the zone is listed within policy 3.0.32, Council is able to consider the proposed rezoning to the Institutional (I1) Zone.

Further to this, Policy 5.3.5 provides additional policy directions in terms of the zone placement and impacts to be considered when considering an application to rezone land.

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

With regard to criterion (a), policy 3.0.33 of the MPS states the zone placement policy for the Institutional (I1) Zone. The policy states as follows:

Council shall

Policy 3.0.33 *zone lands within any designation as Institutional (I1). It is intended to include lands that contain or are intended to contain institutional uses including but not limited to schools, fire halls, and hospitals;*

While the current request is for an internally lit sign, rezoning to the Institutional (I1) Zone would enable the applicant to develop any permitted institutional use in the future on the portion of the property in the zone.

With regard to criterion (b), to the north of the proposed rezoning area, on the same property, is a church (place of worship), and to the east is an addiction treatment centre (residential facility). Both are permitted in the Institutional (I1) Zone. To the south of the proposed rezoning area is a (former) concrete manufacturer, an industrial use. Lands further to the north are largely undeveloped due to the Environmental Constraints (O1) Zone, which restricts development. Given the nature of the area, the proposed internally lit sign is not expected to have any impacts. As for the other permitted uses, the Institutional (I1) Zone permits uses including, but not limited to, arts and cultural centres, community facilities, correctional centres, day care facilities, educational facilities, emergency facilities, hospitals, and medical and dental clinics. These are services that are essential to a community. While there are no residential uses on the adjacent properties, the proposed rezoning area is sufficiently close to established residential neighbourhoods that future institutional uses could serve the surrounding community. It is Staff's opinion that if institutional uses were developed on the proposed rezoning area in the future, it would be compatible with the surrounding uses, and this would be an appropriate location to place an institutional (I1) Zone.

Criteria (c) of policy 5.3.5 is discussed in section 7.3 of this report and reviewed in detail in Appendix C.

7.2 Municipal Planning Strategy- Relevant Goals, Objectives and Policies

Although the proposed rezoning is to permit an internally lit sign, rezoning the area to the Institutional (I1) Zone would permit institutional developments in the future, which aligns with Council's intention to direct urban development to Growth Centres and protect rural areas as outlined below:

Section 1.1 Vision, the Vision Statement on Settlement, one of the key priorities states, *"Concentrate new commercial and residential development, including mixed uses, in the Growth Centres with clearly defined boundaries"*

Section 2.1 Growth Centres, the objective related to the theme of agriculture/ rural areas and natural areas states, *"To protect agricultural land and rural character by directing development to clearly defined Growth Centres"*

The proposed rezoning area has frontage on Cornwallis Ave, a provincial road. Any future developments could make use of the existing road. The property is within proximity to residential neighbourhoods and New Minas Commercial Street. If the property were to be developed with an institutional use in the future, this would reduce transportation needs for the surrounding communities. The proposed rezoning would therefore align with Council's objectives related to transportation, which are stated below:

Section 2.3 Infrastructure, the objective related to the theme of settlement states, *"To make effective use of existing infrastructure located within Growth Centres"*

Section 2.8 Energy, the objective related to the theme of settlement states, *"To encourage development patterns that reduce transportation needs"*

7.3 General Policies

Municipal Planning Strategy Policy 5.3.7 contains the criteria to be used when considering all applications for rezonings and development agreement proposals. These criteria consider the proposal's impact on the road network, services, development pattern, environment, finances, and the proposal's consistency with the intent of the Municipal Planning Strategy. It is Staff's opinion that the proposal meets the general criteria. These criteria are reviewed in detail in Appendix C.

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. As a result, Staff are forwarding a positive recommendation to the Planning Advisory Committee.

9. APPENDICES

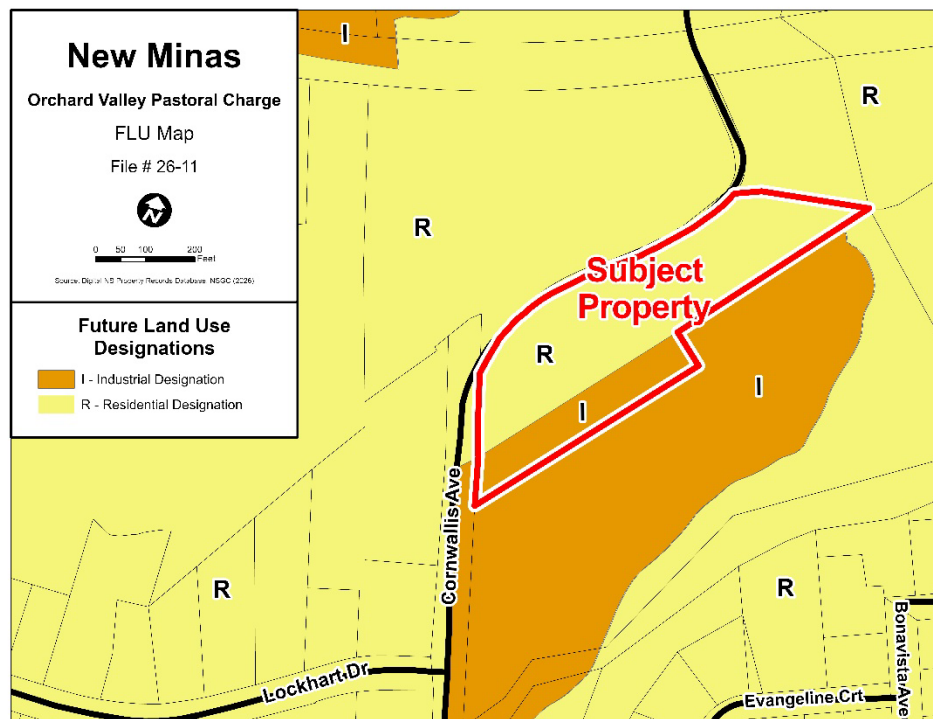
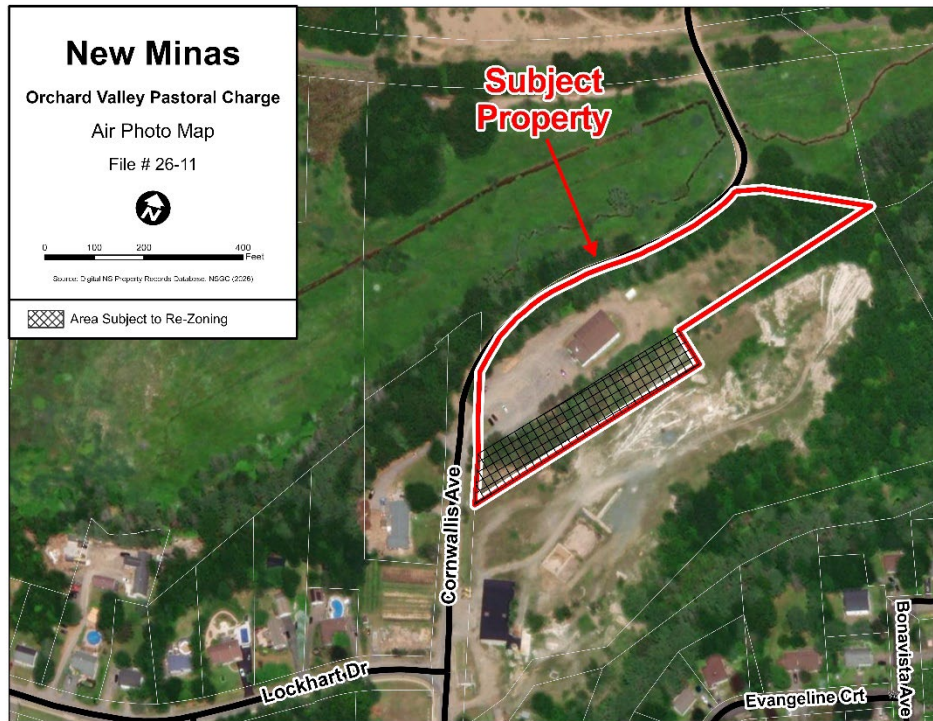
Appendix A - Aerial Map and Future Land Use Map

Appendix B - Photographs of the Subject Property and Neighbouring Properties

Appendix C - Municipal Planning Strategy (By-law #105), Section 5.3. – General Criteria to Consider for all Development Agreements and Land Use By-law Amendments

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

Appendix A
Aerial Map and Future Land Use Map



Appendix B
Photographs of the Subject Property and Neighbouring Properties



Existing place of worship (church) on the subject property



Neighbouring property across Cornwallis Ave. (addiction treatment centre)



Neighbouring property adjacent to the proposed rezoning area (former concrete manufacturer)



Proposed rezoning area

Appendix - C

Municipal Planning Strategy (By-law #105), Section 5.3. – 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 or the Village.
<i>ii. land use compatibility with surrounding land uses;</i>	The proposed sign is not expected to have any impact on the neighbouring uses. The proposed rezoning would permit institutional uses on the property, which is expected to be compatible with the neighbouring uses.
<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 (NSDPW) did not indicate any concerns with the proposed sign. Road network adequacy for potential future developments would be reviewed by NSDPW at the time of permitting.
<i>v. the adequacy of fire protection services and equipment;</i>	Not applicable for the proposed internally lit sign.
<i>vi. the adequacy of sewer and water services;</i>	Not applicable for the proposed internally lit sign. The adequacy for potential future developments would be reviewed at the time of permitting.
<i>vii. the potential for creating flooding or serious drainage problems either within</i>	Not expected for the proposed internally lit sign. Potential future developments would need to

<i>the area of development or nearby areas;</i>	meet the requirements of the Municipality's storm water management policy.
<i>viii. negative impacts on identified wellfields or other groundwater supplies for the area;</i>	Not expected, as the proposed rezoning is to permit an internally lit sign. The proposed rezoning area is located within New Minas wellfield overlay B. Overlay B does not restrict any of the uses permitted within the Institutional (I1) Zone.
<i>ix. pollution, in the area, including but not limited to, soil erosion and siltation of watercourses; or</i>	Not expected for the proposed internally lit sign. For potential future developments, the property owner will be required to follow provincial soil erosion controls during any construction, which are enforced by Nova Scotia Environment and Climate Change (NSECC).
<i>x. negative impacts on lake water quality or nearby wetlands;</i>	No lakes are located on or adjacent to the subject property. Should wetlands be identified, the property owner will be required to comply with all applicable municipal and provincial regulations.
<i>xi. negative impacts on neighbouring farm operations;</i>	There are inactive agricultural lands to the north and north-west of the subject property. The proposed rezoning is not expected to have any impacts.
<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>	No concerns were identified regarding the subject property's suitability with respect to grades, soils, geological conditions, or proximity to natural features and rights-of-way.

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

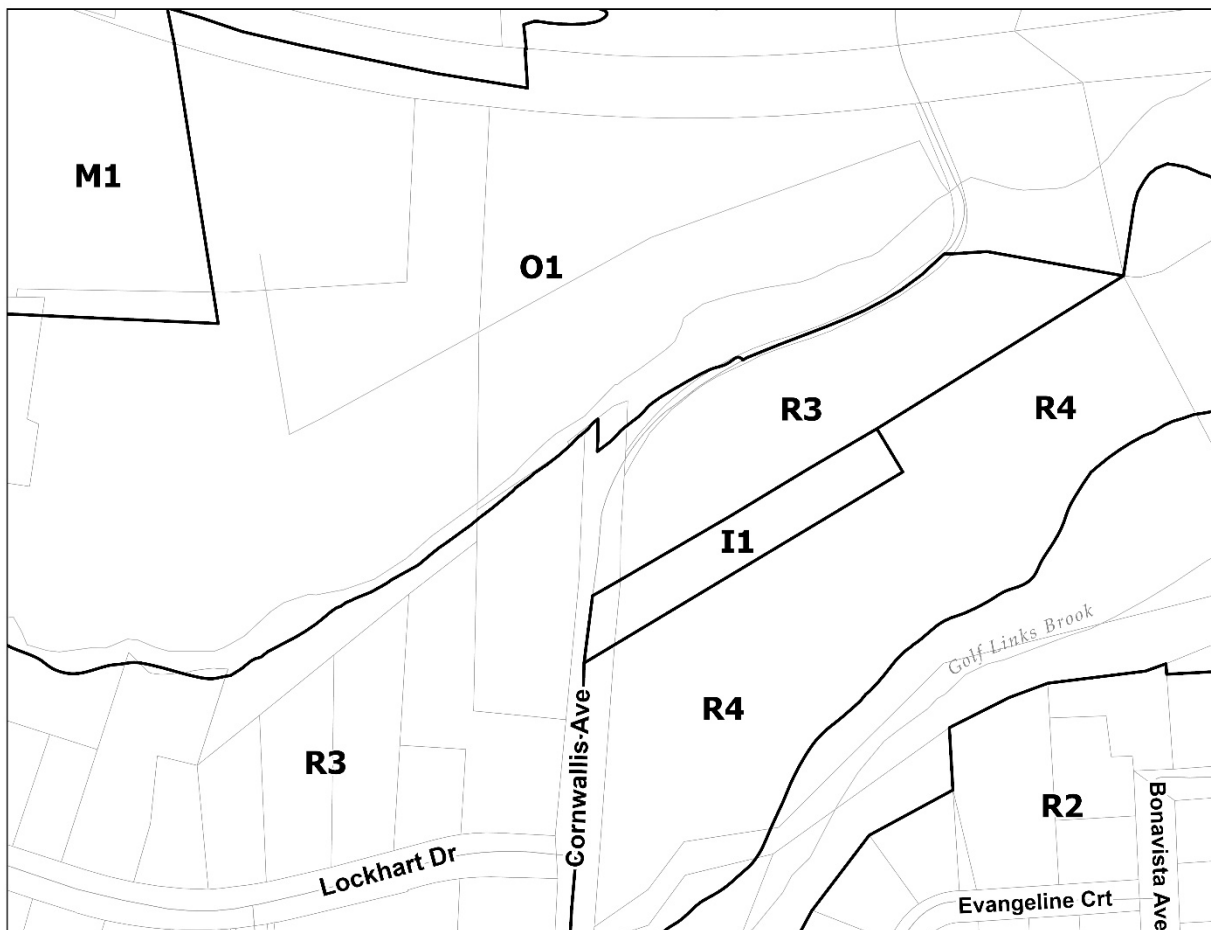
THE MUNICIPALITY OF THE COUNTY OF KINGS

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

Land Use By-Law Map Amendment to rezone the portion of 130 Cornwallis Ave (PID 55206247), New Minas, zoned Residential Multi-unit (R4) to the Institutional (I1) Zone.

BY-LAW 106 Land Use By-law

1. Amend Map 9 New Minas, to rezone a portion of PID: 55206247, from the Residential Multi-unit (R4), to the Institutional (I1) Zone, as shown on the inset copy of a portion of Map 9 below.



TO Planning Advisory Committee

PREPARED BY Laura Mosher

MEETING DATE July 14, 2026

SUBJECT Mid-Year Planning Activity Report

ORIGIN

- Policy 5.3 PLAN-009-003

RECOMMENDATIONS

That Planning Advisory Committee recommends that Municipal Council receive the results of the mid-year Planning Services review as set out in the report to Planning Advisory Committee dated July 14, 2026.

INTENT

Provide an update to Planning Advisory Committee in accordance the requirements of policy PLAN-09-003.

DISCUSSION

In October 2024, Municipal Council adopted amendments to Policy PLAN-09-003 which require Planning Staff to provide semi-annual updates related to the following:

- Received and Completed Planning Applications
- Status and results of appeals to the Nova Scotia Regulatory and Appeals Board
- Summary of development activity
- Update on ongoing planning projects

Planning Application Summary

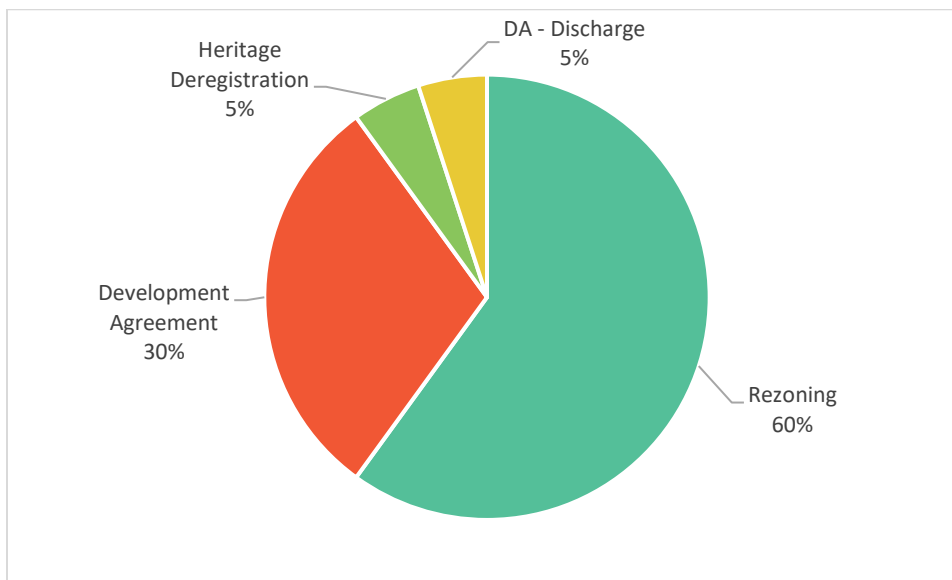
Planning Applications Received

Planning Staff have received a total of 20 applications to date in 2026. Planning Staff generally receive between 20 and 25 applications over the course of an entire year which would indicate that an above average number of applications is to be expected for the year. The submitted applications consist of applications to enter into or discharge a development agreement, an application to deregister a Municipal Heritage Property and amendments to the maps of the Land Use Bylaw. During this time period, Staff did not receive any applications to amend an existing development agreement or an application to amend the text of the Land Use By-law. A breakdown of the applications received is provided in Table 1. A breakdown of the uses enabled through the applications received are included in Table 2.

Table 1: Application by Type

Application Type	January-June	%
Land Use By-law Map Amendment	12	60%
Development Agreement	6	30%
Development Agreement – Discharge	1	5%
Heritage Property Deregistration	1	5%

Figure 1: Application by Type to June 30, 2026



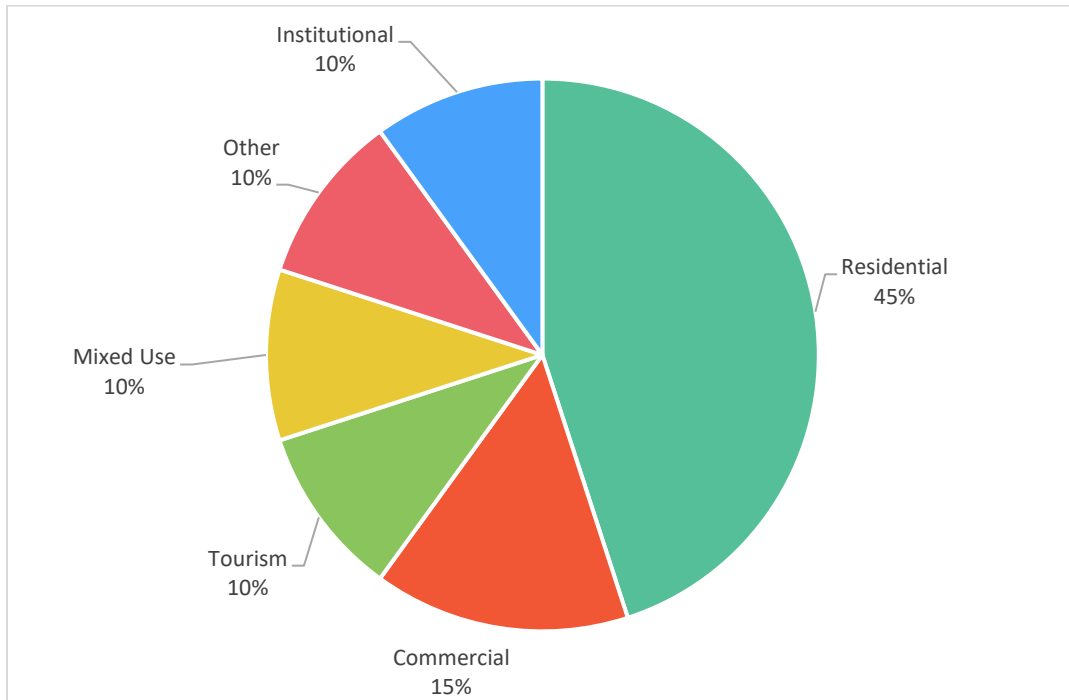
Most of the applications received were for map amendments to the Land Use By-law. Of these, seven were to enable residential uses, two were to enable commercial uses, two for mixed use developments and one for institutional uses. In terms of the breakdown of the types of uses enabled through all received applications, residential uses are the most common type of use enabled.

A total of six applications were received for development agreement, two were for residential uses, two for tourism-related uses, one for a mixed use commercial-residential development and one for a commercial use.

Table 2 – Application Breakdown by Use, January-June 2026

Use Enabled	January – June	Total Received
Residential	9	45%
Commercial	3	15%
Tourism	2	10%
Mixed Use	2	10%
Institutional	2	10%
Other	2	10

Figure 2 – Application Breakdown by Use to June 30, 2026



Planning Applications Completed

Over the first six months of 2026, a total of 10 applications were completed. Table 3 below, indicates the type of application and the use that was enabled through the application or whether the application was refused. There was a wide range of uses enabled through these, with most uses being non-residential in nature.

Table 3: Planning Applications Completed

File	Application Type	Use Enabled
25-08	Rezoning	Industrial
25-12	Rezoning	Residential
25-14	Development Agreement	Commercial
25-17	Rezoning and Text amendment	Agricultural
25-18	Development Agreement – Substantive Amendment	Tourism
25-22	Rezoning	Commercial
26-03	Heritage Property Deregistration	N/A
25-19	Development Agreement	Tourism
25-24	Telecommunications Tower Request	Commercial
26-12	Development Agreement Discharge	Mixed Use Development

All of the above noted applications were approved by Council.

Status of Appeals to the Nova Scotia Regulatory and Appeals Board

In the last six months, there have been no appeals of Council's decisions.

Development Summary and Housing Accelerator Fund

With regard to development activity, residential permits continue to represent the majority of development permits issued, consistent with previous years. There has been a slight slowdown in the issuance of permits in the first half of the year in the last two years compared to the previous four years. This may be due to volatility and uncertainty in the market due to the ongoing threat of tariffs on building materials such as lumber and steel.

Table 5 – Permit Data

	2021	2022	2023	2024	2025	2026
Residential (Jan to June)	371	380	373	341	311	315
Residential (July – Dec)	389	390	325	319	330	N/A
Residential Total	760	770	698	660	641	315
Non-Residential (Jan – June)	119	101	89	103	81	80
Non-Residential (July – Dec)	85	81	72	71	87	N/A
Non-Residential Total	204	182	161	174	168	80
Grand Total	964	952	859	834	809	395

In 2024, MOK was awarded nearly \$6 million from the federal government's Housing Accelerator Fund (HAF), as managed by the Canadian Mortgage and Housing Corporation (CMHC). In February 2026, an additional \$595,000 was awarded in conjunction with an additional proposed initiative. As part of the award, the MOK is required to meet targets related to residential permits issued and targets related to the built form of the housing constructed through this program. Over the course of the three year program, MOK is required to issue at least 814 residential permits. A total of 379 permits are required to be related to the development of Missing Middle Housing units. These units are defined as those residential units contained within a dwelling having two or more residential units in a built-form that does not exceed four storeys. Table 6 provides the number of permits issued and the overall progress in meeting housing targets.

Table 6 – housing Accelerator Fund Progress

Unit Type	Required	Year 1	Year 2	Year 3 (to date)	Total Completed	% Completed
Total Units	814	271	388	105	764	94%
Missing Middle	379	174	296	84	554	146%

The Municipality has met its requirements for missing middle units and is ahead of schedule for meeting the overall target for residential units.

Planning Projects

In the past 6 months, Planning Staff completed three planning projects. Staff are currently working on two projects and there is one pending request from Council.

At its meeting on March 3rd, Municipal Council adopted amendments to the Municipal Planning Strategy and Land Use By-law to expand the Growth Centre of New Minas and amendments to the development permissions in the Country Residential (A4) Zone. The Municipality received provincial approval on April 17, 2026 without amendment.

The second project that was completed in the first six months of 2026 was the adoption of By-law 114, a new by-law governing subdivision in the Municipality as well as a new Municipal Specifications Manual. Municipal Council adopted the By-law and Municipal Service Systems Specifications Manual in December 2025. The Provincial Director of Planning granted approval of the documents on January 14, 2026. The By-law and the Municipal Service Systems Specifications Manual are now in full force and effect.

Staff's third and final completed project consisted of amendments to the Municipal Planning Strategy and Land Use By-law to permit a second dwelling on lots in rural areas within certain zones but not including the Agricultural (A1) Zone or the Historic Hamlet of Grand Pré (A5) Zone. During the processing of the project, Staff determined that amendments to the Municipal Planning Strategy were unnecessary and, as such, the approval process for a Land Use By-law amendment was followed. Planning Advisory Committee reviewed the amendments in March 2026. Council held a Public Hearing in May 2026 and gave the amendments Second Reading, adopting the amendments. A 14-day appeal period followed and no appeals were received.

Council authorized Staff to conduct a housing review that consists of reviewing the existing residential zones, their permissions and where they have been applied. This project is currently underway. A Public Information Meeting was held in June 2026. Staff have prepared an online survey for residents and posted all materials to the Municipal website for comment and review. Another public meeting is expected in the fall prior to bringing a report and recommended amendments to Planning Advisory Committee.

In April 2026, Council authorized Staff to process a request to expand the Growth Centre of Port Williams. The request came from a landowner with an existing development agreement on a property that straddles the Growth Centre boundary and would enable the owner to complete the development of the property.

Council has also directed Staff to prepare a report investigating the impacts on the Agricultural (A1) Zone of increasing the infill distance used for determining eligibility for the construction of non-farm dwellings. Currently the infill distance is 300 feet between two houses or a house and a road that existing prior to the adoption of the Municipal Planning documents in 2019. Staff are investigating the impacts associated with increasing the distance from 300 feet to 500 feet.