



Planning Advisory Committee

Tuesday October 13, 2026 at 1:00 p.m.

Council Chambers

181 Coldbrook Village Park Drive

A G E N D A

1. Meeting to Order
2. Roll Call & Land Acknowledgement
3. Approval of the Agenda
4. Disclosure of Conflict-of-Interest Issues
5. Approval of Minutes
 - a. September 8, 2026 Page 2
6. Business Arising from the Minutes
7. Business
 - a. Application to rezone a portion of 1099 Station Road, (PID 55439848), Aylesford, zoned Industrial Commercial (M1) to the Residential Mixed Density (R3) Zone (File 25-25, Alice Jacob) Page 6
 - b. Application to rezone 9362 Commercial Street, (PID 55209563), New Minas, zoned General Commercial (C1) to the Mixed Commercial Residential (C3) Zone (File 26-14, Alice Jacob) Page 22
 - c. Application to rezone PID 55467203 (no civic), Highway 359, Centreville, zoned Residential One and Two Unit (R2) Zone to the Residential Mixed Density (R3) Zone (File 26-18, Melissa Chunick) Page 36
8. Other Business
 - a. Planning Ask Me Anything
9. Comments from the Public
10. Date of Next Meeting: November 10, 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
September 8, 2026
DRAFT MINUTES

**Meeting, Date
and Time**

A meeting of the Planning Advisory Committee was held on September 8, 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
Erik Deal – Citizen Member
Kate Friars – Citizen Member
Logan Morse – Citizen Member

Other Council Members: Mayor Dave Corkum

Staff: Trish Javorek – Director, Planning and Inspections
Laura Mosher – Manager, Planning Services
Alice Jacob – Planner
Melissa Chunick – 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 Peckford and Councillor Gates that Planning Advisory Committee approve the September 8, 2026, agenda as circulated.**

Motion Carried.
5. **Disclosure of Conflict of Interest Issues** Councillor Peckford declared a Conflict of Interest related to item 8b: Application to rezone 1016 Main Street (PID 55122550), Kingston, from the Residential One and Two Unit (R2) Zone to the Residential Multi-unit (R4) Zone (File 26-08).

- On motion of Deputy Mayor MacPherson and Councillor Gates that the minutes of the July 14, 2026 Planning Advisory Committee meeting be approved as circulated.**

7. Business Arising from Minutes

8. New Business

- Peri Bowman, Planner, presented an application from DeWolfe & Morse Surveying Limited, on behalf of Stephen Peel, to rezone a 4.79 acre portion of 2346 Highway 1 (PID 55303846), Auburn from the Rural Mixed Use (A2) Zone to the Rural Commercial (C4) Zone to permit a building and construction contractors use.

Councillor Gates asked for clarification whether a Development Agreement rather than a rezoning would be an option for this application. Staff clarified that is it not.

Citizen Member Morse asked for clarification that a property can be accessed from an alternate point of street frontage. Staff clarified that if right-of-way or easement is registered on the property, then access is permitted by alternative street frontage.

Citizen Member Morse asked for clarification on whether the zone of the driveway needed to permit both uses on the property. Staff clarified that the Rural Commercial (C4) Zone permits both a building and construction contractors use and a one-unit dwelling.

On motion of Citizen Member Friars and Citizen Member Morse, that the Planning Advisory Committee recommends that Municipal Council give First Reading to and hold a Public Hearing regarding the application to rezone a 4.79 acre portion of 2346 Highway 1 (PID 55303846), Auburn from the Rural Mixed Use (A2) Zone to the Rural Commercial (C4) Zone as described in Appendix C of the report dated September 8th, 2026.

8b. **Application to rezone 1016 Main Street (PID 55122550), Kingston, from the Residential One and Two Unit (R2) Zone to the Residential**

Melissa Chunick, Planner, presented an application by Macall Robinson on behalf of Emily Peckford, to rezone 1016 Main Street (PID 55122550), Kingston, from the Residential One and Two Unit (R2) Zone to the

Multi-unit (R4) Zone (File 26-08, Melissa Chunick)

Residential Multi-unit (R4) Zone to permit the construction of multi-unit dwellings.

On motion of Deputy Mayor MacPherson and Councillor Gates, That the Planning Advisory Committee recommends that Municipal Council give First Reading to and hold a Public Hearing regarding the application to rezone the property located at 1016 Main Street (PID 55122550), Kingston, from the Residential One and Two Unit (R2) Zone to the Residential Multi-unit (R4) Zone to permit the development multi-unit dwellings as described in Appendix C of the report dated September 8th, 2026.

Motion Carried.

Councillor Peckford did not vote due to Conflict of Interest and returned to his seat after the vote concluded.

8c. Application to rezone a vacant parcel on Lydiard Road (PID 55325609), Centreville, from the Residential One Unit (R1) Zone to the Residential Mixed Density (R3) Zone (File 26-10, Melissa Chunick)

Melissa Chunick, Planner, presented an application from Ian Doucet to rezone a vacant parcel on Lydiard Road, from the Residential One Unit (R1) Zone to the Residential Mixed Density (R3) Zone to permit the development of a four-unit dwelling.

On motion of Councillor Peckford and Citizen Member Deal, That the Planning Advisory Committee recommends that Municipal Council give First Reading to and hold a Public Hearing regarding the application to rezone a vacant parcel on Lydiard Road (PID 55325609), Centreville, from the Residential One Unit (R1) Zone to the Residential Mixed Density (R3) Zone to permit the development of a four-unit dwelling as described in Appendix C of the report dated September 8, 2026.

Motion Carried.

9. Other Business

Laura Mosher, Manager of Planning Services, presented a Planning 101 Information Session to the committee. Topics in the presentation included an overview of Municipal Planning documents, the different types of applications that Municipal Planners review, types or recommendations and appeals with the Nova Scotia Regulatory and Appeals Board.

Citizen Member Deal left the meeting at 2:30pm.

Citizen Member Deal returned to his seat at 2:35pm.

A general discussion was had between Committee Members and Staff regarding Ms. Mosher's presentation, topics of discussion included the role of the Planning Advisory Committee, timelines for appeals, agricultural land and the Municipal Planning Strategy.

11. Comments from the Public

None.

12. **Date of Next Meeting**

October 13, 2026, 1pm, in Council Chambers.

13. **Adjournment**

On motion of Deputy Mayor MacPherson and Citizen Member Friars, there being no further business, the meeting adjourned at 3:11pm

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 a portion of the property located at 1099 Station Road (PID 55439848), Aylesford, from the Light Industrial Commercial (M1) Zone to the Residential Mixed Density (R3) Zone.

File: 25-25

Date: October 13, 2026

Prepared by: Alice Jacob, Planning Services

Applicants	Andy Hutt and Licia Wack
Landowner	Andrew I Hutt, Licia M Wack
Proposal	Rezone a portion of the property from the Light Industrial Commercial (M1) Zone to the Residential Mixed Density (R3) Zone to permit residential development
Location	1099 Station Rd (PID 55439848), Aylesford
Lot Area	Total area: 53,806 square feet (~1.2 acres), Rezoning area: ~ 37,657 square feet (~0.86 acres)
Designation	Industrial Designation
Zone	Light Industrial Commercial (M1) Zone
Surrounding Uses	Residential, industrial, commercial and institutional uses
Neighbour Notification	56 letters were sent to owners of properties within 500 feet of the subject property

1. PROPOSAL

Andy Hutt and Licia Wack have applied to amend the Land Use By-law ('LUB') map to rezone a portion of the property located at 1099 Station Road (PID 55439848), Aylesford, from the Light Industrial Commercial (M1) Zone to the Residential Mixed Density (R3) Zone. An existing surplus store occupies the eastern portion of the property, while the remainder of the property is undeveloped. The applicants are requesting to rezone the portion of the property, excluding the area containing the surplus store, to permit residential development.

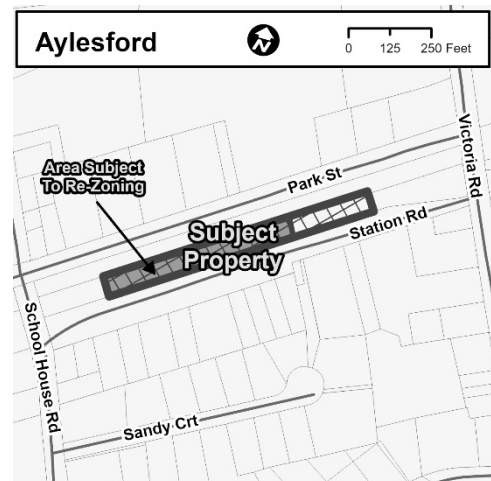


Figure 1: Subject Property

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 portion of the property located at 1099 Station Road (PID 55439848), Aylesford, from the Light Industrial Commercial (M1) Zone to the Residential Mixed Density (R3) Zone, as described in Appendix D of the report dated October 13, 2026.

4. BACKGROUND

The property is owned by the applicants Andy Hutt and Licia Wack. The property is within the Light Industrial Commercial (M1) Zone and is developed with a surplus store. The applicants intend to develop duplexes or five-plex(es) on the property. The Light Industrial Commercial (M1) Zone does not permit residential uses, as it is intended to accommodate low-impact industrial and commercial uses. To enable the proposal, the applicants are requesting to rezone a portion of the property, excluding the area containing the surplus store, to the Residential Mixed Density (R3) Zone. The Residential Mixed Density (R3) Zone permits a range of residential uses, from one unit dwellings (single family homes) to multi-unit dwellings (apartments), and would enable the proposed development.

The proposed Residential Mixed Density (R3) Zone requires a minimum lot area of 2,000 square feet per unit for the proposed residential development. Based on this requirement, the 37,657-square-foot rezoning area could accommodate up to 18 residential units. However, the property's configuration may limit the total number of units that could be developed. The proposed rezoning area measures approximately 590 feet by 64 feet, with the 590-foot dimension representing both the front and rear lot lines. The zone requires a minimum 20-foot front and rear setback and a 4-foot side setback for the proposed development. After accounting for all required setbacks, the remaining developable area is approximately 14,025 square feet, which may limit the development potential and the total number of units that could be accommodated. In addition, the development must comply with all other applicable Land Use By-law requirements, which may further limit the ability to achieve 18 units on the subject property.

5. SUBJECT PROPERTY INFORMATION

On July 29, 2026, the planner on file conducted a site visit. The subject property is within the Growth Centre of Aylesford. The property has an area of 53,806 square feet and has approximately 840 feet of frontage on Station Road, a provincial road. The proposed rezoning area is approximately 37,657 square feet and has a frontage of approximately 590 feet.

With regard to topography, the property is relatively flat and level with Station Road. With the exception of the portion occupied by the surplus store, the remainder of the property contains natural vegetation, including trees and unmanaged growth. A small portion of the rezoning area is within the Aylesford wellfield protection overlay, but the overlay does not restrict residential uses.

Figure 3 illustrates the zoning of the area. The properties abutting to the north, east, and west are within the same zone as the subject property. The property to the east is developed with an institutional use (Beehive Adult Service Centre). The adjacent property to the north is the Kings Rail Trail, and properties further north across Park Street include the Aylesford Fire Hall, which is within the Institutional Zone, along with other residential uses within the Residential Mixed Density (R3) Zone and Mixed Commercial Residential (C3) Zone. To the west, the adjacent property is developed with a warehouse. Most neighbouring properties to the south are zoned Residential Mixed Density (R3) and consist of residential uses. There is also a property zoned Central Business (C2) to the south that is developed with a welding shop.

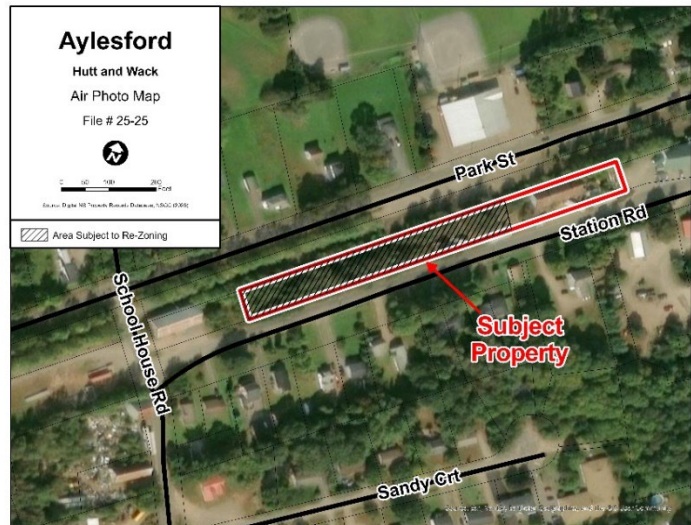


Figure 2: Aerial Map

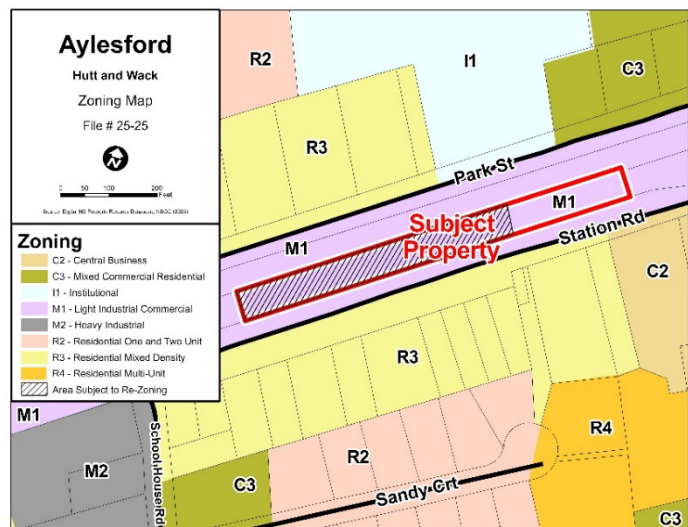


Figure 3: Zoning Map

Other uses within a one-kilometre radius include a school (St. Mary's Elementary School), other commercial uses (restaurant, convenience store, pharmacy, surplus shop, gift shop, transportation services, auto repair shop, etc.), a place of worship (Aylesford Baptist Church), and recreational uses (Veterans Memorial Park & Ball Field, Klahanie Kamping Ltd campground).

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 land less than an acre. Notification letters were sent to 56 property owners within a 500-foot radius of the subject property, providing notification of the application and seeking comments and feedback on the proposed Land Use By-law map amendment. Staff received an inquiry from the neighbouring property owner to the west regarding whether the rezoning would affect their property setbacks and inquiring about possible development options for their property. No other public comments or concerns were received.

Consultation with the Aylesford 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 Aylesford Village Commission on September 21, 2026. Following the presentation, Staff received questions and comments from the Commission. One of the Commissioners inquired about the maximum number of units permitted under the proposed zone. Staff advised that the rezoning could permit up to 18 residential units; however, there are potential constraints that may limit the actual development potential of the property. The Commissioner also inquired about parking and whether on-street parking would be permitted. Staff explained the parking requirements under the Land Use By-law and noted that all required parking must be accommodated on-site. The Commissioner asked if there is enough space for sidewalks and expressed concern about the addition of new residential units and the lack of a sidewalk on Station Road, but was generally supportive of growth and the development. Following the meeting, Staff informed the Commission that the Village is responsible for providing sidewalks, and that the Village could consider providing one if it deems it necessary for the area.

Staff also received a question seeking clarification on what was meant by 18 residential units. A residential unit is defined as an independent and separate unit containing a kitchen, sleeping area, and washroom. Staff clarified that 18 refers to the total number of residential units that could be accommodated on the property. However, the proposed zone limits multi-unit buildings to 12 units per building; therefore, the 18 units could be accommodated across multiple buildings. Another question was raised about the built form, whether the development would be single-storey or multi-storey, and whether it would consist of one or multiple buildings. Staff explained that the proposed Residential Mixed Density (R3) Zone permits a maximum building height of 35 feet, which effectively limits buildings to three storeys.

7. POLICY REVIEW

7.1 Enabling Policy

The proposed rezoning is from the Light Industrial Commercial (M1) Zone to the Residential Mixed Density (R3) Zone. Municipal Planning Strategy (MPS) policy 5.3.3 enables this application. The policy states-

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 (a) and (c) do not apply to this application. Criterion (b) of the policy enables this proposal. It enables Council to consider rezoning land that is a maximum of five acres in size to a zone that is enabled in an adjacent designation. The proposed rezoning area is approximately 0.86 acres, and it is adjacent to a residential designation. The proposed Residential Mixed Density (R3) Zone is enabled within the residential designation as outlined below.

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 Mixed Density (R3) Zone. Since the zone is listed within policy 3.1.2, Council is able to consider rezoning the property to the Residential Mixed Density (R3) 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) above, policy 3.1.2 (b) of the Municipal Planning Strategy (MPS) states the zone placement policy for the Residential Mixed Density (R3) Zone.

Council shall:

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

- (b) Residential Mixed Density (R3): lands located in this zone are intended to provide a transition between areas of low and high density or on properties that would benefit from flexible development options including a diversity of building forms. This zone is intended to include residential units in a variety of building types at a density consistent with the Residential One Unit (R1) and Residential One and Two Unit (R2) Zones;*

As outlined in Section 4, the proposed rezoning could permit up to 18 residential units within the rezoning area; however, potential constraints may limit its development potential. Of the approximately 37,657 square feet proposed for rezoning, only about 14,025 square feet would remain developable after accounting for all required setbacks. In addition, the development must also comply with the other Land Use By-law requirements, which may further limit the ability to develop 18 units. Given these potential constraints, it is Staff's opinion that placement of the Residential Mixed Density(R3) Zone would be appropriate. The Residential Mixed Density (R3) Zone provides flexible development options by permitting a range of residential uses, from one unit dwellings to multi-unit dwellings. This flexibility would help maximize the potential of the developable area and allow for efficient utilization of the property.

With regard to permitted uses and their impacts (Policy 5.3.5, Criterion (b)), the Light Industrial Commercial (M1) Zone permits a variety of low-impact industrial and commercial uses. It does not permit any residential uses. Rezoning to the Residential Mixed Density (R3) Zone would permit a wide range of residential uses and some non-residential uses that are appropriate in residential areas. In terms of impacts, these uses are far less impactful than the industrial and commercial uses permitted under the current zoning. Considering the neighbourhood is primarily developed with residential uses, and as the proposed rezoning area is located predominantly between two Residential Mixed Density (R3) Zones, the

permitted uses in the Residential Mixed Density (R3) Zone would be more compatible with the surrounding uses than those permitted by the Light Industrial Commercial (M1) Zone.

Criterion (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

As the proposed rezoning is intended to permit residential development, and as rezoning to the Residential Mixed Density (R3) Zone would enable a wide variety of residential uses on the subject property, the proposal would be consistent with Council's overall vision for housing, which is to *"Enable and encourage a diversity of housing throughout the region."*

The proposed residential development is intended to be developed within the Growth Centre of Aylesford. This aligns with Council's intention to direct urban development to Growth Centres and to protect rural and agricultural areas. This intention is outlined within various sections of the Municipal Planning Strategy (MPS), which are 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, 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 rezoning would also help utilize existing infrastructure efficiently, as the proposed development is in an area that is serviced by municipal sewer. This would be consistent with Council's intention to maximise infrastructure efficiencies as outlined below:

Section 2.1 Growth Centres, objective related to the theme of Settlement states, *"To provide a wide range of urban development and business opportunities supported by cost-effective municipal services"*

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

The development also meets the above infrastructure-related objective with respect to transportation infrastructure. The subject property has frontage on Station Road and is located within 500 metres of Highway 1, which serves as both a major transportation corridor and a transit route. It is also directly adjacent to the Kings Rail Trail, an active transportation route for pedestrians and cyclists. The proposed residential development could make efficient use of the existing infrastructure, and locating the development on the property could help support the creation of compact, complete communities, in line with the transportation-related objectives outlined below:

Section 2.1 Growth Centres, objective related to the theme of transportation states, *“To promote the development of compact, complete communities with accessible and active transportation options”*

Section 2.3 Infrastructure, 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”*

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. 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

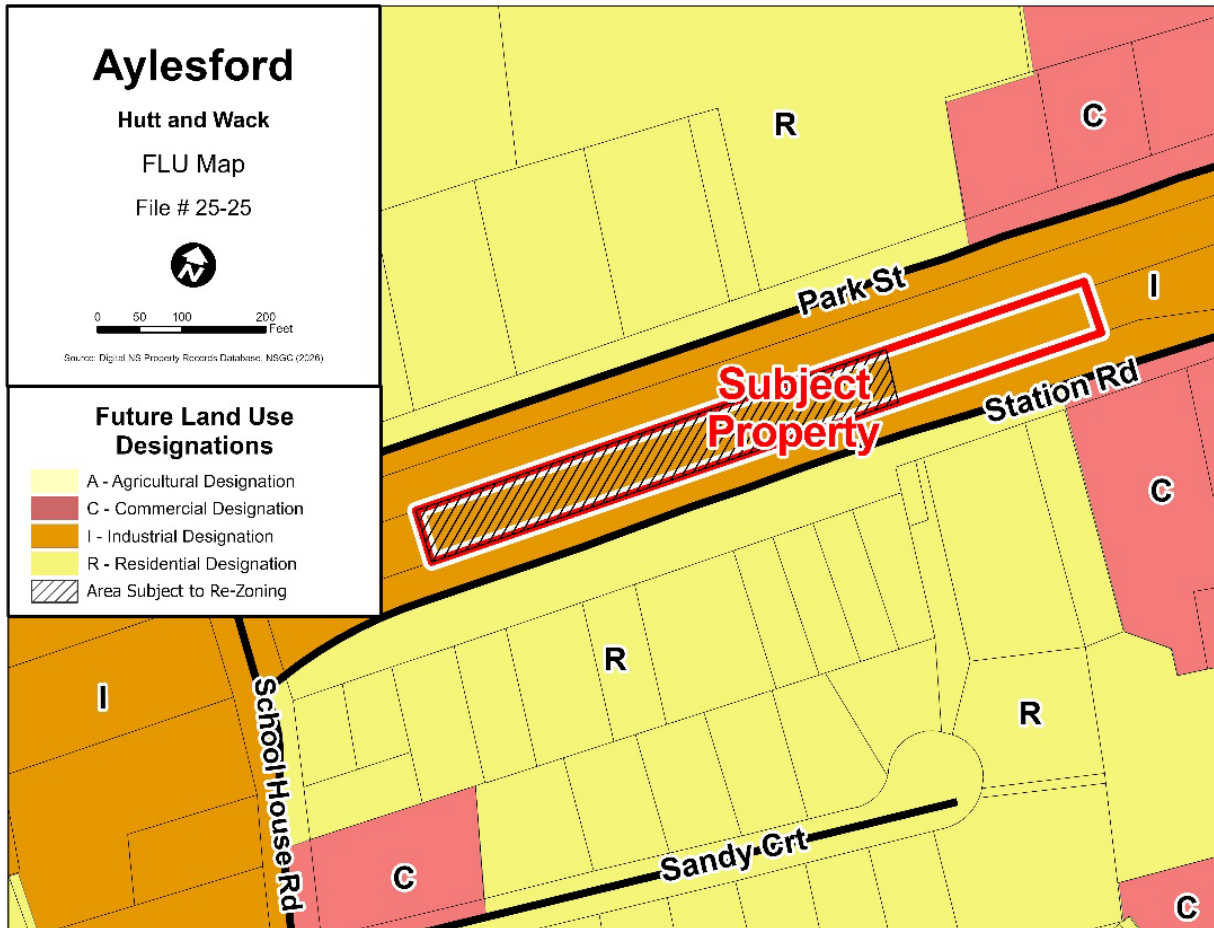
Appendix A - Future Land Use Map

Appendix B – Photographs of the Subject Property and Neighbouring Areas

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
Future Land Use Map



Appendix B
Photographs of the Subject Property and Neighbouring Areas



Existing surplus store on the subject property



View of the poposed rezoning area



View of Station Road and neighbouring properties to the east



Neighbouring properties across Station Road (residential uses)



Neighbouring properties across Station Road (residential uses)



Adjacent property to the west (warehouse)



Neighbouring properties to the north (Kings Rail Trail, Park Street and Aylesford fire hall)



Neighbouring properties to the north (Kings Rail Trail, Park Street and residential uses)

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.
<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>	There are schools, community facilities and recreation facilities within proximity.
<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 has confirmed the adequacy of road networks and did not indicate any concerns.
<i>v. the adequacy of fire protection services and equipment;</i>	The Aylesford Fire Chief has confirmed the adequacy of fire services and equipment for the proposed development.
<i>vi. the adequacy of sewer and water services;</i>	The Municipal Engineering Department has confirmed the availability of sewer services and has expressed no other concerns.
<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 or grouped dwellings containing more than three units 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>	A small portion of the subject property is located within the Aylesford Wellfield Overlay, but the overlay does not restrict residential development.
<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>	There may be farming operations within 800 feet of the subject property. The proposed development is not expected to have any negative 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 a portion of the property located at 1099 Station Road (PID 55439848), Aylesford, from the Light Industrial Commercial (M1) Zone to the Residential Mixed Density (R3) Zone.

BY-LAW 106 Land Use By-law

1. Amend Map 1 Aylesford, to rezone a portion of PID: 55439848, from the Light Industrial Commercial (M1) Zone to the Residential Mixed Density (R3) Zone, as shown on the inset copy of a portion of Map 1 below.





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

Application to rezone the property located at 9362 Commercial Street (PID 55209563), New Minas, from the General Commercial (C1) Zone to the Mixed Commercial Residential (C3) Zone.

File: 26-14

Date: October 13, 2026

Prepared by: Alice Jacob, Planning Services

Applicant	Sami Jreige
Landowner	CSAR Holdings Ltd.
Proposal	Rezoning from General Commercial (C1) to Mixed Commercial Residential (C3) to bring a four-unit dwelling into compliance with the Land Use By-law
Location	9362 Commercial Street (PID 55209563), New Minas
Lot Area	15,360 Square feet (~0.35 Acre)
Designation	Commercial Designation
Zone	General Commercial (C1) Zone
Surrounding Uses	Residential and Commercial uses
Neighbour Notification	31 letters were sent to owners of properties within 500 feet of the subject property

1. PROPOSAL

Sami Jreige of CSAR Holdings Ltd. has applied to amend the Land Use By-law ('LUB') map to rezone the property at 9362 Commercial Street (PID 55209563), New Minas, from the General Commercial (C1) Zone to Mixed Commercial Residential (C3) Zone. The subject property contains a four-unit dwelling, which is not a permitted use in the General Commercial (C1) Zone and is therefore not compliant with the Land Use By-law. To bring the use into compliance, the applicant is requesting a rezoning to the Mixed Commercial Residential (C3) Zone.

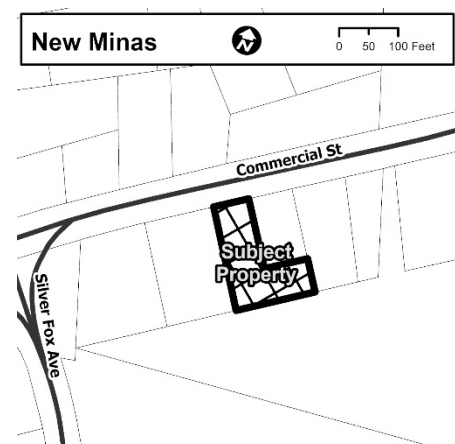


Figure 1: Subject property

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 property located at 9362 Commercial Street (PID 55209563), New Minas, from the General Commercial (C1) Zone to the Mixed Commercial Residential (C3) Zone, as described in Appendix D of the report dated October 13, 2026.

4. BACKGROUND

CSAR Holdings Ltd. acquired the subject property with the four-unit dwelling (multi-unit dwelling) in February 2026. The property is located within the General Commercial (C1) Zone. The zone permits residential units, but they are required to be located above, behind, or below a ground floor commercial use. A standalone multi-unit dwelling is not a permitted use in the zone. As the property contains only a standalone four-unit dwelling (multi-unit dwelling) with no commercial use on the ground floor, the use is not compliant with the Land Use By-law. The applicant is therefore requesting that the property be rezoned to the Mixed Commercial Residential (C3) Zone. The Mixed Commercial Residential (C3) Zone permits a variety of residential uses, including standalone multi-unit dwellings. This rezoning would enable the four-unit dwelling to become compliant with the Land Use By-law.

The most recent permit records indicate that in 2013, the building contained one commercial use and two residential units. In 2013, the property owner at the time applied to create a third residential unit in the basement. At that time, an inspection was conducted, and it was found that the building did not meet Building and Fire Code requirements. The owner was notified, and the building and development permit for the third unit was put on hold.

During a site visit by the Building and Enforcement team in 2024, it was found that the building no longer contained a commercial use and was occupied by multiple residents. It is unclear when the third unit was created or when the commercial use was converted to a residential unit.

A fire inspection conducted in February 2026 found that the units remain non-compliant with the Building and Fire Code. The current property owners were notified of the non-compliance and are in the process of bringing the building into compliance with all municipal requirements.

5. SUBJECT PROPERTY INFORMATION

On June 3, 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 15,360 Square feet and has approximately 60 feet of frontage on Commercial Street, a provincial road.

As noted above, the subject property is developed with a four-unit dwelling. It is a relatively flat parcel with limited vegetation and is within proximity to the Golf Links Brook. The property is located within the New Minas Wellfield Overlay C. While the overlay includes restrictions for certain uses, residential uses are not restricted under Overlay C.

Regarding zoning and surrounding uses, the subject property is located within the General Commercial (C1) Zone. The General Commercial (C1) Zone permits a variety of commercial uses, with residential units permitted above, behind or below a ground-floor commercial use. Neighbouring properties to the west, east, and north along Commercial Street are also within the same zone and are primarily developed with standalone residential uses. To the south, the property abuts a Comprehensive Neighbourhood Development (R5) Zone which is currently undeveloped.

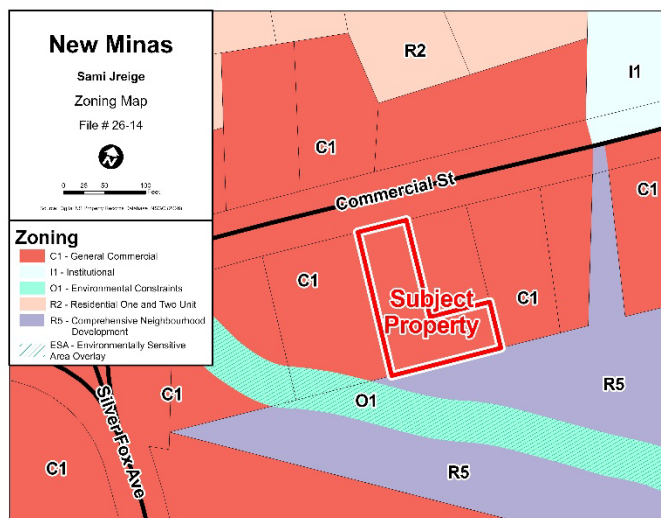


Figure 2: Zoning map

The property is in proximity to various commercial developments that extend from Silver Fox Avenue, New Minas, to the Town of Kentville. Within a one-kilometre radius are recreation uses (Ken Wo Golf Club, Lockhart Ryan Memorial Park, Kings Rail Trail, etc.), places of worship (New Minas Baptist Church, Orchard Valley United Church), community centres (Louis Millett Community Centre, New Minas Fire Hall), schools (New Minas Elementary School, Evangeline Middle School) and a few other commercial developments.

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 31 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 July 13, 2026. Staff received one clarification question regarding how long the fourth unit has been in use within the building. No other questions or concerns were raised.

7. POLICY REVIEW

7.1 Enabling Policy

The proposed rezoning is from the General Commercial (C1) Zone to the Mixed Commercial Residential (C3) Zone; both zones are enabled within the Commercial Designation. Policy 5.3.3 criteria (a) enables Council to consider this rezoning.

Council shall:

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 are not applicable to this application. The application is to rezone land from one zone enabled within the Commercial Designation to another within the same designation. The list of zones enabled within the Commercial Designation is provided in section 3.2 of the Municipal Planning Strategy (MPS).

Policy 3.2.3 of the MPS lists the zones enabled within the Commercial Designation.

Council shall

3.2.3 *permit within the Commercial Designation:*

- (a) all zones in policy 3.2.2 above;*
- (b) all zones permitted within all designations, as listed in policy 3.0.32; and*
- (c) Light Industrial Commercial (M1) Zone;*

Criteria (a) of the above policy further directs to policy 3.2.2, which lists all commercial zones enabled within the commercial designation, including the Mixed Commercial Residential (C3) Zone. Since the zone is listed within policy 3.2.2, Council is able to consider rezoning the property to the Mixed Commercial Residential (C3) 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. The policy states as follows:

Council shall:

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 criteria (a), policy 3.2.2 (c) provides the zone placement policy for the Mixed Commercial Residential (C3) Zone. The policy states as follows:

Council shall:

3.2.2 *establish the following Commercial Zones in the Land Use By-law:*

(C) Mixed Commercial Residential (C3): lands located in this zone are intended to complement established commercial areas. These areas shall generally be located on main transportation corridors and associated side streets that have commercial development, traditional 'Main Street' areas within commercial areas that have not yet experienced much development, or areas where flexibility between residential and commercial uses is desired; and to permit both residential and lower impact commercial uses, such as local retail or business offices, in the same area of a Growth Centre;

The subject property is located on Commercial Street, a main transportation corridor. To the west, the character of Commercial Street from Silver Fox Avenue to the Town of Kentville boundary is almost entirely commercial. This area includes a range of commercial uses, including retail, office, service, and automobile-related uses. The subject property is located approximately 360 feet from Silver Fox Avenue, and the proposed Mixed Commercial Residential (C3) Zone would complement this established commercial area.

The subject property is currently developed with a four-unit dwelling, which is not a permitted use in the General Commercial (C1) Zone. The proposed Mixed Commercial Residential (C3) Zone would provide flexibility by permitting standalone residential uses. This would bring the four-unit dwelling into compliance. While the subject property and adjacent properties on Commercial Street are zoned General Commercial (C1), most have been developed with standalone residential uses. Permitting a four-unit dwelling on the subject property would therefore be appropriate, given the residential character of the surrounding area.

In addition, the General Commercial (C1) zoning of the subject property and surrounding properties indicates that the long-term intent for the area is commercial development. Applying the Mixed Commercial Residential (C3) Zone would not prevent future commercial development on the property. The Mixed Commercial Residential (C3) Zone would continue to permit low-impact commercial uses, thereby retaining the potential for commercial development on the property.

Given the above, it is Staff's opinion that the flexibility provided by the Mixed Commercial Residential (C3) Zone is appropriate for the subject property.

With regard to uses permitted and their impacts (policy 5.3.5 criteria (b)), both zones permit both residential and non-residential uses.

With regard to non-residential uses, all commercial uses permitted within the proposed Mixed Commercial Residential (C3) Zone are already permitted in the current General Commercial (C1) Zone. With respect to residential uses, the Mixed Commercial Residential (C3) Zone permits a variety of residential uses ranging from one unit dwellings to multi-unit dwellings. The General Commercial (C1) Zone does not permit this variety; it permits residential units on the condition that they are located above, below, or behind a ground floor commercial use.

The Mixed Commercial Residential (C3) Zone requires a minimum lot area of 1,800 square feet per unit for a higher-density multi-unit dwelling. Based on this requirement, the subject property could be developed with up to 8 units. The General Commercial (C1) Zone does not have a minimum lot area per unit requirement, and therefore, the number of residential units is determined by other standards such as setbacks, parking requirements, and building height. As a result, a higher number of residential units may be achievable under the current General Commercial (C1) zoning.

Given that the General Commercial (C1) Zone potentially allows for more residential units and that all commercial uses permitted under the proposed Mixed Commercial Residential (C3) Zone are already permitted in the General Commercial (C1) Zone, Staff are of the opinion that the Mixed Commercial Residential (C3) Zone and its permitted uses are appropriate for the subject property.

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

As the proposed rezoning is to permit a four-unit dwelling, and as the rezoning to the Mixed Commercial Residential (C3) Zone would enable a wide variety of residential uses on the subject property, the proposal would be consistent with Council's vision related to housing and also consistent with the housing objective within the New Minas Secondary Plan, which are outlined below:

Section 1.1 Vision, the Vision Statement on Settlement, one of the key priorities, states, *"Enable and encourage a diversity of housing throughout the region"*

Section 4.7 New Minas Secondary Plan, the guiding principle "A Place for People", one of the key directions state, *"Enable diverse housing options that cater to a variety of household sizes and compositions, life stages, physical needs, and economic needs"*.

The rezoning would permit a four-unit dwelling on the property, which is located within the Growth Centre of New Minas. This aligns with Council's intention to concentrate developments within Growth Centres to protect rural and agricultural areas. This intention is outlined within various sections of the Municipal Planning Strategy (MPS), which are 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 four-unit dwelling on the property is serviced by existing sewer and water infrastructure owned by the Village of New Minas. Future developments on the property could utilize this infrastructure. This would be consistent with Council's intention to maximize infrastructure efficiencies and with the sewer-related objectives of the New Minas Secondary Plan, as outlined below:

Section 2.1 Growth Centres, the objective related to the theme of Settlement states, *"To provide a wide range of urban development and business opportunities supported by cost-effective municipal services"*

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

Section 4.7 New Minas Secondary Plan, the guiding principle "Thoughtful Development and Sustainable Services", one of the key directions state, *"Efficiently utilize existing infrastructure to make the most of existing investments"*

The subject property is located on Commercial Street, which is a main transportation corridor and a transit route. The property's proximity to commercial and employment areas would help reduce transportation needs, help maximise the efficiency of the existing transportation infrastructure and can also aid in

creating compact, complete communities in line with the transportation-related objectives outlined in the MPS. The applicable MPS objectives are outlined below:

Section 2.1 Growth Centres, objective related to the theme of transportation states, *“To promote the development of compact, complete communities with accessible and active transportation options”*

Section 2.8 Energy, 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. The proposal raises no concerns regarding emergency services, water, sewer services, traffic hazards/ congestion or pollution. 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

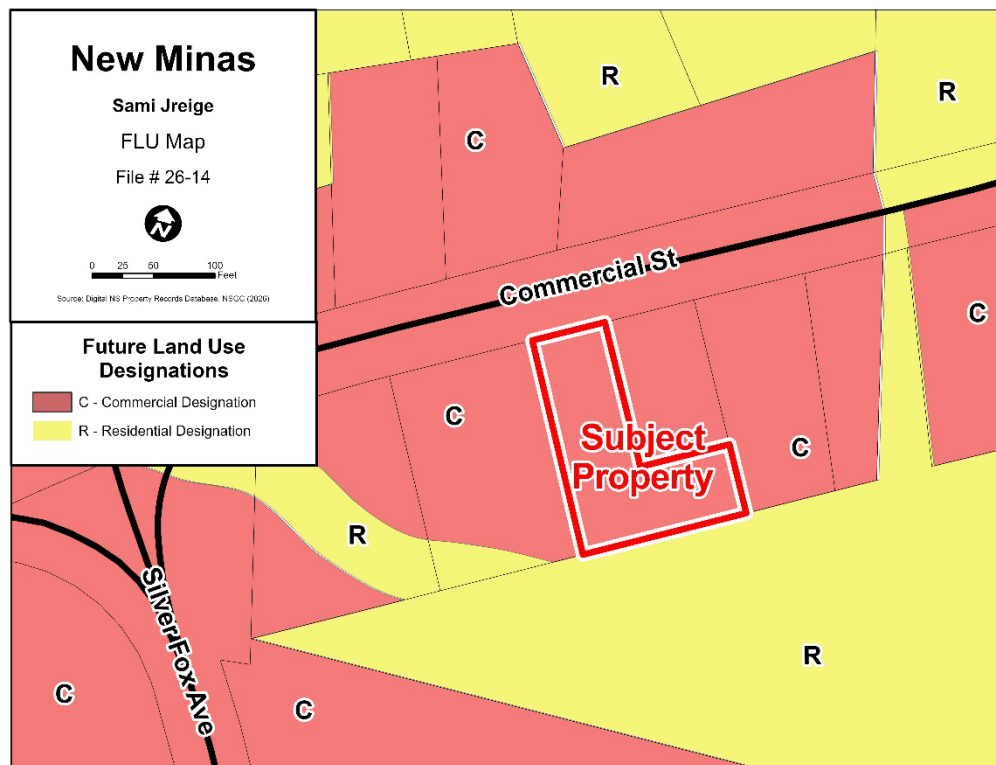
Appendix A - Aerial Map and Future Land Use Map

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



Subject property with the four-unit dwelling and neighbouring property to the west



Neighbouring property across Commercial Street



Neighbouring property to the east



Rear portion of the subject property

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 four-unit dwelling is compatible with the surrounding residential uses. The rezoning would enable a range of residential uses and lower-impact commercial uses that would be compatible with the surrounding residential and commercial 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 has confirmed the adequacy of road networks and 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 protection services and equipment for the property.
<i>vi. the adequacy of sewer and water services;</i>	The Village of New Minas commented that they do not anticipate any issues continuing water supply and sewer to the property.

<i>vii. the potential for creating flooding or serious drainage problems either within the area of development or nearby areas;</i>	No issues with the existing drainage have been raised. Staff do not anticipate drainage issues as no change to the footprint is occurring. Future developments would need to meet the requirements of the Municipal storm water management policy.
<i>viii. negative impacts on identified wellfields or other groundwater supplies for the area;</i>	The property is located within the New Minas Wellfield Overlay C, and the zone does not restrict residential development.
<i>ix. pollution, in the area, including but not limited to, soil erosion and siltation of watercourses; or</i>	Not expected as no new developments are proposed at this time. For 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 no farms in proximity to the subject property.
<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)

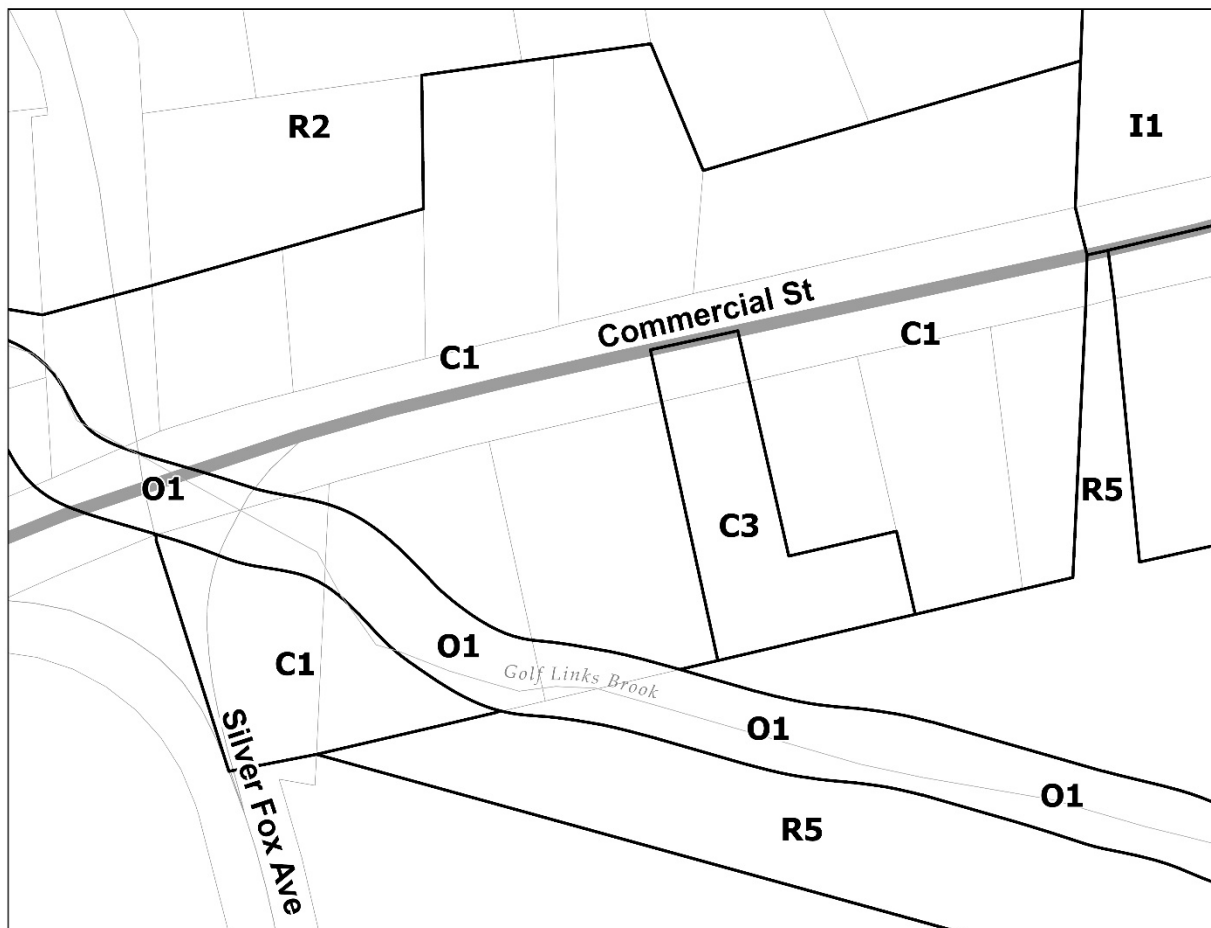
THE MUNICIPALITY OF THE COUNTY OF KINGS

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

**Land Use By-Law Map Amendment to rezone 9362 Commercial Street (PID 55209563), New Minas,
from the General Commercial (C1) Zone to the Mixed Commercial Residential (C3) Zone.**

BY-LAW 106 Land Use By-law

1. Amend Map 9 New Minas, to rezone PID: 55209563, from the General Commercial (C1) Zone to the Mixed Commercial Residential (C3) 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 PID 55467203 (no civic), Highway 359, Centreville, from the Residential One and Two Unit (R2) Zone to the Residential Mixed Density (R3) Zone.

File: #26-18

Date: October 13, 2026

Prepared by: Melissa Chunick, Planner

Applicant	Logan Morse
Landowner	Morse Holdings Limited
Proposal	To rezone the subject property from the Residential One and Two Unit (R2) Zone to the Residential Mixed Density (R3) Zone to permit the construction of a four-unit dwelling.
Location	PID 55467203 (no civic), Highway 359, Centreville
Lot Area	0.28 acres (11,224 square feet)
Designation	Residential Designation
Zone	Residential One and Two Unit (R2) Zone
Surrounding Uses	Residential
Neighbour Notification	Neighbouring Properties within a 500-foot radius: 32 letters were sent to neighbouring property owners. Municipalities/Villages/Towns within a 5-kilometre radius: Letter was sent to the Town of Kentville

1. PROPOSAL

Lorgan Morse on behalf of Morse Holdings Limited has applied for a Land Use By-law Map Amendment to rezone a vacant parcel (PID 55467203), Highway 359, from the Residential One and Two Unit (R2) Zone to the Residential Mixed Density (R3) Zone to permit the construction of a four-unit dwelling.

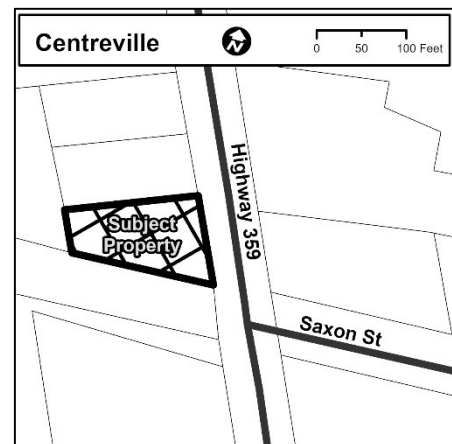


Figure 1: Location Map

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 a vacant parcel on Highway 359 (PID 55467203), Centreville, from the Residential One and Two Unit (R2) Zone to the Residential Mixed Density (R3) Zone to permit the construction of a four-unit dwelling as described in Appendix C of the report dated October 13, 2026.

4. BACKGROUND

The subject property was acquired by the current owner, Morse Holdings Limited, in 2026. The applicant intends to construct a four-unit dwelling within a single structure. The current Residential One and Two Unit (R2) Zone permits three residential units within a grouped dwelling configuration consisting of one or two unit dwellings plus an accessory dwelling, for a total of four-units. The current zoning of the subject property does not permit all four units to be within one structure.

In June 2026, Staff received an application from Logan Morse, on behalf of Morse Holdings Limited, to rezone the subject property from the Residential One and Two Unit (R2) Zone to the Residential Mixed Density (R3) Zone to permit a four-unit dwelling (multi-unit dwelling) within a single structure, which is not currently permitted in the Residential One and Two Unit (R2) Zone.

5. SITE INFORMATION

Staff conducted a site visit with the applicant on July 13, 2026. The subject property is located within the Centreville Growth Centre. The irregularly shaped, vacant property is 0.28 acres in area and has 102 feet of road frontage along the west side of Highway 359.

The subject property and surrounding area are generally flat. There is a landlocked parcel to the west of the subject property that does not have road frontage. An existing right-of-way exists to the south of the subject property, known locally as Old French Road, providing access to the landlocked parcel from Highway 358. This right-of-way traverses part of the subject property before entering the abutting property to the west, PID 55054522, at the rear of the subject property.

Figure 2 shows the zoning surrounding the subject property. The area contains a mix of residential densities, although most surrounding development is low-density. The subject property and most directly surrounding properties are within the Residential One and Two Unit (R2) Zone. The property across the street, at the intersection of Saxon Road and Highway 359, is within the Residential Mixed Density (R3) Zone, which continues along Saxon Road and into a residential subdivision. Other zones in the area include the Residential One Unit (R1) Zone, Mixed Commercial Residential (R3), and Residential Multi-unit (R4) Zones.

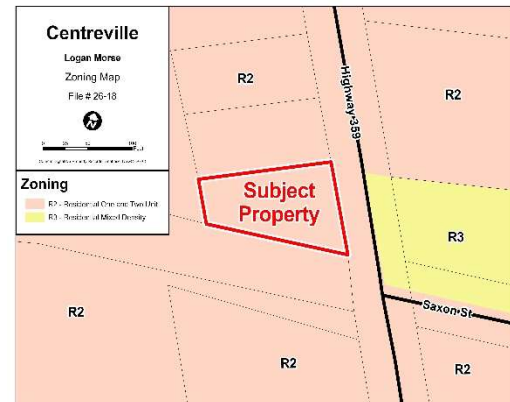


Figure 2: Zoning Map

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 a property that is less than 1 acre in area.

Notification letters were still mailed out to notify of the application. Letters were mailed to 32 property owners within a 500-foot radius of the subject property seeking comments and feedback on the proposed Land Use By-law Amendment.

Staff have since received two emails and four phone calls from members of the public. Feedback received generally included support for development, but with a desire for the level of development to be appropriately managed. Main concerns surrounded specifics of the property and the impact on surrounding properties.

- **Old French Road:** The majority of feedback received was related to potential impacts on the right-of-way that abuts the subject property to the south that provides access to landlocked parcels to the rear. Staff reviewed the history of the right-of-way and confirmed that it is unmaintained, and ownership is not confirmed, therefore, it is not a public road under the definitions of the Land Use By-law. In addition, there are no easements registered on the parcel that would provide legal access through or on it. Staff advised members of the public that access concerns in this regard are a civil matter. As the applicant does not own the right-of-way, the proposed development is not permitted to be located on the right-of-way.

- **Density vs. Size of the Land:** Concerns were also raised regarding the size of the subject property in relation to the proposed number of units. In the majority of responses received, the size of the property was mentioned and described as small. Comments included that the property would be too small to accommodate anything other than a single-unit dwelling, or at most, a duplex. Comments also expressed that the area does not need additional population. Staff advised that four units are already permitted in different built forms. It was explained that the proposal would allow for the units in one structure. In addition, the proposal would need to meet all of the regulations of the Land Use By-law.
- **Traffic Concerns:** One of the other main concerns raised was related to traffic, particularly safety and congestion. The intersection of Highway 359 and Saxon Road was described as busy, with members of the public using the area for walking pets, operating recreational vehicles, and participating in other forms of recreation. Concerns were also raised that the property may not be suitable for a four-unit development, as this could result in increased traffic volumes and noise. Staff advised that comments would be requested from the Nova Scotia Department of Public Works, as the department is the owner of Highway 359. The Department advised that they do not have any concerns regarding the proposal.
- **Well Water Quality and Quantity:** This area is serviced by municipal sewer but relies on on-site services for water. Concerns were raised regarding the potential impact of drought conditions and whether the additional demand on groundwater from a proposed four-unit development could affect neighbouring wells compared to a single-unit. As a result, Staff consulted the Municipality's Licensed Geologist who reviewed well logs from the Nova Scotia Department of Environment and Climate Change and found that surrounding wells meet the minimum required flow rate. Staff also explained that well regulation falls under provincial jurisdiction, and property owners are responsible for constructing and maintaining wells in accordance with provincial regulations.
- **Other Concerns:** Other topics briefly raised included potential impacts on property values, tree removal regulations, and survey concerns.
 - Property values are determined by the Property Valuation Services Corporation (PVSC) and are not a part of Staff's review.
 - Tree removal was brought up as there are existing pine trees that follow the property line of the subject property that borders the Old French Road right-of-way. Staff were asked if the removal of the trees would be prevented. Staff advised that the Municipality does not regulate tree removal on private property.
 - Concerns were also raised regarding the placement of survey pins when the subject property was surveyed. Staff advised that the Municipality does not regulate the placement of survey pins as professional surveys are conducted by a Nova Scotia Licensed Surveyor. Complaints regarding survey pins can be made to the Association of Nova Scotia Land Surveyors.

7. POLICY REVIEW

7.1 Enabling Policy

This application concerns the proposed rezoning of land from the current Residential One and Two Unit (R2) Zone to the proposed Residential Mixed Density (R3) Zone. *Section 5.3, Development Agreements and Amending the Land Use By-law* in the Municipal Planning Strategy 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. On this basis, Council can consider rezoning the property from the Residential One and Two Unit (R2) Zone to the Residential Mixed Density (R3) Zone since the proposed zone is enabled in the Residential Designation in Policy 3.1.3 of the Municipal Planning Strategy, which lists all the zones permitted in the 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:*

- (b) Residential Mixed Density (R3): lands located in this zone are intended to provide a transition between areas of low and high density or on properties that would benefit from flexible development options including a diversity of building forms. This zone is intended to include residential units in a variety of building types at a density consistent with the Residential One Unit (R1) and Residential One and Two Unit (R2) Zones;*

The subject property is currently designated for residential uses. Both the current zone, Residential One and Two Unit (R2), and the proposed Residential Mixed Density (R3) Zone fall under the Residential Designation. As such, the proposed rezoning maintains the intent of the Residential Designation and is consistent with the Municipal Planning Strategy.

The subject property is located within an established residential area in the Centreville Growth Centre along a main transportation route. The site provides an opportunity for infill development within an existing residential community using existing services. The proposed rezoning would also provide greater flexibility in built form options. It is Staff's opinion that the proposal meets the zone placement policies.

With respect to Municipal Planning Strategy Policy 5.3.5 (b), the proposed rezoning would not increase the range of permitted non-residential uses on the property but provides a wider range of permitted residential built forms. The Residential Mixed Density (R3) Zone permits grouped dwellings, multi-unit dwellings, one-unit dwellings, residential facilities, semi-detached dwellings, townhouses, and two-unit dwellings. The primary difference from the Residential One and Two Unit (R2) Zone is the addition of multi-unit dwellings and townhouses as permitted uses. The application proposes a four-unit multi-unit dwelling, which is not permitted under the current zone, but is permitted under the proposed zone.

Policy 5.3.7 outlines the general criteria used when considering rezoning and development agreement applications. These criteria address property and surrounding area features, potential impacts on adjacent farming operations, flooding, fire protection, sewer and water services, road and sidewalk networks, proximity to institutional and community uses, land use compatibility, and potential costs. Staff are of the opinion that the proposal meets these criteria. The proposal would not create additional costs for the Municipality, and 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 amendment was reviewed against the relevant sections of the Municipal Planning Strategy (MPS). The following section outlines how the amendments are consistent with the Strategy's vision, goals, and objectives. The proposed rezoning to the Residential Mixed Density (R3) Zone would enable

the applicant to develop any of the housing options permitted within the zone, consistent with Council's Vision to *"enable and encourage a diversity of housing throughout the region"*. This intention is also reflected in Section 3.1 Residential Designation, where the Healthy Communities objective aims *"to provide a wide range of housing choices, including affordable housing"*.

With regard to location, Section 1.1 *Vision* identifies a priority for settlement to *"concentrate new commercial and residential development including mixing uses, in the Growth Centres with clearly defined boundaries"*. Growth Centres were established by the Municipality to support complete communities. Section 2.1 indicates that non-rural uses should be directed to Growth Centres while protecting agricultural land and rural character. The proposed rezoning would support the planned and efficient use of land consistent with these objectives.

Section 2.3 Infrastructure includes a Settlement theme, which states, *"to make effective use of existing infrastructure located within Growth Centres"*. The Municipal Planning Strategy recognizes the use of existing services as a cost effective approach to development. The Municipality's Engineering and Public Works Department has confirmed that the proposed future development can be efficiently serviced by the existing sewer infrastructure.

Centreville Secondary Plan

The Municipal Planning Strategy includes Secondary Plans to address the specific needs of individual communities. The Centreville Secondary Plan assists Council in making land use decisions related to housing, business, institutions, and recreation in Centreville. The Secondary Plan includes goals and objectives related to water supply management. Policy 4.3.11 requires a *"quality/quantity assessment prior to considering a rezoning to any increased residential density, any commercial rezoning or any industrial rezoning"*. The application proposes a four-unit dwelling, which is not a higher density than is currently permitted under the existing zoning. As mentioned above, Staff consulted the Municipality's Licensed Geologist, determined that area flow rates are suitable to accommodate the addition of a four-unit dwelling. The applicant would also be required to comply with the regulations of the Nova Scotia Department of Environment and Climate Change.

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 a four-unit dwelling. As a result, Staff are forwarding a positive recommendation to the Planning Advisory Committee.

9. APPENDICES

Appendix A – Maps

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

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

Appendix D – Site Photos

Appendix A – Maps



Figure 1: Aerial view of the subject property

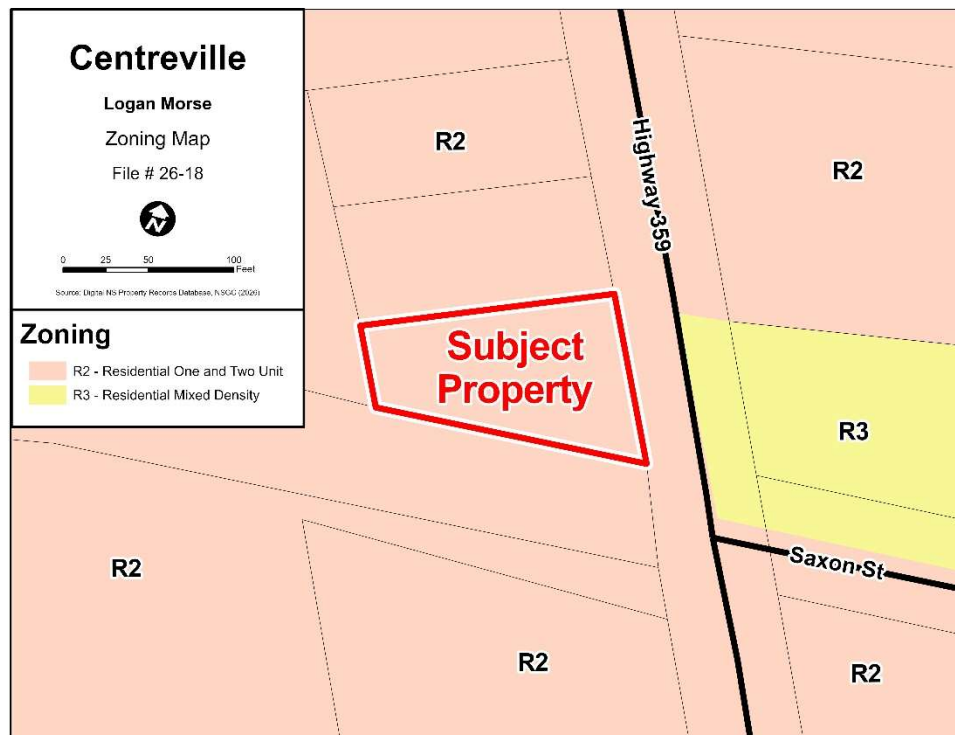


Figure 2: Zoning Map

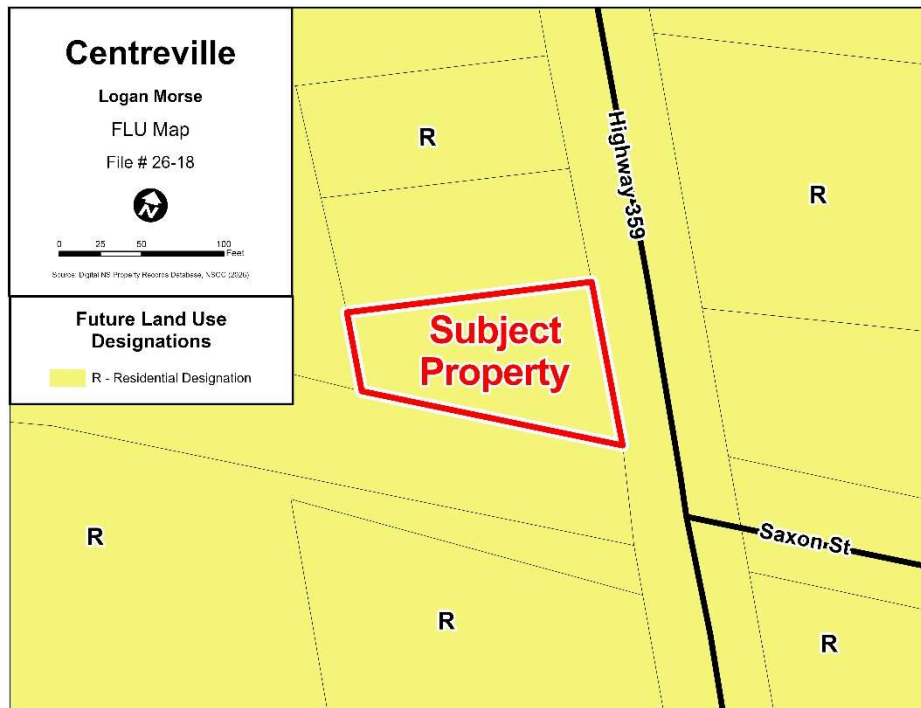


Figure 3: Future Land Use Designations Map

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 area. The proposed use does not propose a density that is higher than what is currently permitted. The proposal 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 located within 10.1 kilometres of two schools, and the area has community and recreation facilities. As this proposal is for a small number of units, Staff expect that the recreational and educational facilities are adequate to accommodate any new position.
<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 confirmed the adequacy of road networks and advised they do not have any concerns regarding the application.
<i>v. the adequacy of fire protection services and equipment;</i>	The Kentville Fire Chief advised that municipal fire protection services and equipment are adequate to serve this proposal.
<i>vi. the adequacy of sewer and water services;</i>	The Municipality of the County of Kings Engineering and Public Works Department stated

	they do not have any concerns relating to sewer for this proposal.
<i>vii. the potential for creating flooding or serious drainage problems either within the area of development or nearby areas;</i>	The applicant will be required to submit a stormwater management plan at the time of permitting. The plan will be required to show that the post-development flow does not exceed the pre-development flow of water.
<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 construction, which are enforced by Nova Scotia Environment and Climate Change.
<i>x. negative impacts on lake water quality or nearby wetlands;</i>	Not applicable as there are no watercourses or wetlands on or adjacent to the subject property.
<i>xi. negative impacts on neighbouring farm operations;</i>	The proposal is not expected to impact any neighbouring 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 property is 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 PID 55467203 (no civic), Highway 359, Centreville, from the Residential One and Two Unit (R2) Zone to the Residential Mixed Density (R3) Zone

1. Amend Map 4 – Centreville Zoning, to PID 55467203 (no civic), Highway 359, Centreville, from the Residential One and Two Unit (R2) to the Residential Mixed Density (R3) Zone as shown on the copy of a portion of Map 4 below.



Appendix D – Site Photos



Image 1: Looking at the subject property from across Highway 359



Image 2: Looking into the subject property from the front left corner



Image 3: Looking from the rear of the subject property towards the front with the right-of-way known as Old French Road to the right and an adjacent dwelling on a property under separate ownership to the left.



Image 4: Looking east along Highway 359 from the subject property



Image 5: Looking west along Highway 359 from the subject property



Image 6: Looking at the frontage of the subject property on Highway 359



Image 7: Looking at the Saxon Road and Highway 359 intersection across the street while standing on the adjacent Old French Road parcel that has an existing access which partially crosses over the subject property