



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
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) – *Report to Follow*
 - 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) – *Report to Follow*
 - c. Application to rezone PID 55325609 (no civic), Lot 2, Highway 359, Centreville, zoned Residential One and Two Unit (R2) Zone to the Residential Mixed Density (R3) Zone (File 26-18, Melissa Chunick) – *Report to Follow*
8. Other Business
 - a. Planning Ask Me Anything
9. Comments from the Public
10. Date of Next Meeting: November 10, 2026
11. Adjournment

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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**

Councillor Peckford left his seat due to a conflict of interest.

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