



MUNICIPALITY *of the*  
COUNTY *of* KINGS

# PUBLIC HEARING

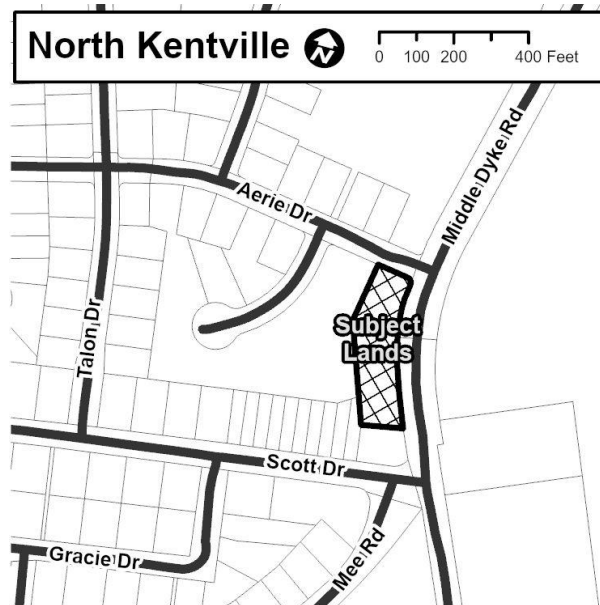
Tuesday June 4<sup>th</sup> 2024

6:00 P.M.

Council Chambers

## AGENDA

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|--|------|
| 1. Call Meeting to Order   |      |
| 2. Application to rezone a portion of a vacant lot facing Middle Dyke Road (PID 55496038), North Kentville, from the Residential One Unit (R1) Zone to Residential One and Two Unit (R2) Zone. (Peri Bowman File# 24-01) | 2    |



3. Adjournment

# THE MUNICIPALITY OF THE COUNTY OF KINGS

## REPORT TO MUNICIPAL COUNCIL

**Subject:**       **Public Hearing – Land Use By-Law Map Amendment in North Kentville**  
Application to rezone a 1.1 acre portion of the vacant land fronting Middle Dyke Road (PID 55496038), North Kentville from the Residential One Unit (R1) Zone to the Residential One and Two Unit (R2) Zone  
**File # 24-01 (Brighter Community Planning)**

**From:**           Planning and Development Services

**Date:**            June 4<sup>th</sup>, 2024

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### **Background**

Brighter Community Planning has applied to amend a map of the Land Use By-law to rezone a 1.1 acre portion of the vacant land fronting Middle Dyke Road (PID 55490638), North Kentville from the Residential One Unit (R1) Zone to the Residential One and Two Unit (R2) Zone. The requested change is to permit the development of 5 semi-detached dwellings, with a total of 10 residential units on the land.

The application and staff report were reviewed by the Planning Advisory Committee (PAC) on April 9<sup>th</sup>, 2024. At this meeting, the Committee forwarded a positive recommendation to Council.

On May 7<sup>th</sup>, 2024, Municipal Council gave First Reading to the proposed Land Use By-Law Map Amendment and forwarded it on to this Public Hearing. The proposed amendment is attached as Appendix A.

### **Public Hearing**

At this Public Hearing, members of the public have the opportunity to present opinions on the proposal directly to Municipal Council. Council is scheduled to consider approving the amendment by giving it Second Reading at the Municipal Council meeting immediately following this public hearing. If approved, a Notice of Passing will be published in the local paper, at which time a 14 day appeal period becomes effective.

**Appendix A**

**Proposed Land Use By-law Map Amendment**

**MUNICIPALITY OF THE COUNTY OF KINGS**

**AMENDMENT TO BY-LAW #106 – Land Use By-law**

**Map amendment to rezone part of PID 55496038 fronting Middle Dyke Road, North Kentville from the Residential One Unit (R1) Zone to the Residential One and Two Unit (R2) Zone.**

1. Amend Map 10 - the Zoning Map for the Growth Centre of North Kentville by rezoning a portion of PID 55496038, with frontage to Middle Dyke Road in North Kentville, from the Residential One Unit (R1) Zone to the Residential One and Two Unit (R2) Zone, as shown on the inset copy of a portion of Map 10 below.

