



MUNICIPALITY *of the*
COUNTY *of* KINGS

PUBLIC HEARING

Tuesday, November 5, 2024

7:00 P.M.

Council Chambers

AGENDA

1. Call Meeting to Order
2. Roll Call
3. Business
 - a. Application for a Land Use By-Law Text Amendment to add 'existing uses' as a permitted use under the Comprehensive Neighbourhood Development (R5) Zone (Peri Bowman, File # 24-05) 2
4. Adjournment

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

www.countyofkings.ca/accommodationsrequest

THE MUNICIPALITY OF THE COUNTY OF KINGS

REPORT TO MUNICIPAL COUNCIL

Subject: **Public Hearing – Land Use By-Law Text Amendment**
Application to amend the text of the Land Use By-Law to permit ‘Existing Uses’ within the Comprehensive Neighbourhood Development (R5) Zone.
File 24-05 (Paula Newcombe)

From: Planning and Development Division

Date: November 5, 2024

Background

Paula Newcombe, on behalf of Sonia Porter-Newcombe, has submitted a planning application for a Land Use By-Law Text Amendment to permit ‘Existing Uses’ as of right within the Comprehensive Neighbourhood Development (R5) Zone. The proposed text amendment would allow the existing uses on the land (a one unit dwelling and personal horse operation), at 1386 Lockhart Mountain Road, Coldbrook, to be permitted without classifying them as non-conforming uses.

The staff report and draft Land Use By-Law Text Amendment were reviewed by the Planning Advisory Committee (PAC) on September 10, 2024. At this meeting, the Committee forwarded a positive recommendation to Council.

On October 1, 2024, Municipal Council gave First Reading to the proposed Land Use By-Law Text Amendment and forwarded it on to this Public Hearing. The proposed Land Use By-Law Text 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 on the Municipality’s website, at which time a 14 day appeal period becomes effective.

Appendix A

Proposed Land Use By-law Text Amendment (By-Law 106)

MUNICIPALITY OF THE COUNTY OF KINGS

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

Land Use By-law Text Amendment to permit existing uses as-of-right within the Comprehensive Neighbourhood Development (R5) Zone.

BY-LAW 106 Land Use By-law

1. Amend section 4.7.2.1 of the Land Use By-Law, Permitted Uses within the Comprehensive Neighbourhood Development (R5) Zone, by deleting section 4.7.2.1 and replacing with:

4.7.2.1 Permitted Uses

The following uses shall be permitted in the Comprehensive Neighbourhood Development (R5) Zone subject to all applicable requirements of the By-Law, including Section 14 – General Regulations.

PERMITTED USES	SPECIAL CONDITIONS
Agricultural Uses – Existing	Subject to the setback requirements of the Agricultural (A1) Zone
Forestry Uses	
Existing Uses ¹	

¹ Amended to add Existing Uses, [date], File 24-05