



MUNICIPALITY *of the*
COUNTY *of* KINGS

PUBLIC HEARING

Tuesday, May 6, 2025

6:00 P.M.

Council Chambers

AGENDA

1. Call Meeting to Order
2. Business
 - a. Application to rezone a property located 7015 Highway 1 (PID 55153811), Coldbrook (File #25-19, Peri Bowman) 2
 - b. Application to rezone the property on Ernst Drive (PID 55552640), Aylesford (File #24-12, Peri Bowman) 4
3. 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 Amendment in Coldbrook**
Application to to rezone 1.94 acres of 7015 Highway 1 (PID 55153811) from the Heavy Industrial (M2) Zone to the Light Industrial Commerical (M1) Zone to permit the development of a retail store. **File #24-19 (Murdoch MacKenzie)**

From: Planning Services

Date: May 6th, 2025

Background

Murdoch MacKenzie, on behalf of Scotian Gold Cooperative Limited, has applied to amend a map of the Land Use By-Law to rezone 1.94 acres of 7015 Highway 1 (PID 55153811) from the Heavy Industrial (M2) Zone to the Light Industrial Commercial (M1) Zone to permit the development of a retail store.

The application and staff report were reviewed by the Planning Advisory Committee (PAC) on March 11th, 2025. At this meeting, the Committee forwarded a positive recommendation to Council.

On April 1st, 2025, 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 on the Municipal website and Social Media, at which time a 14 day appeal period becomes effective.

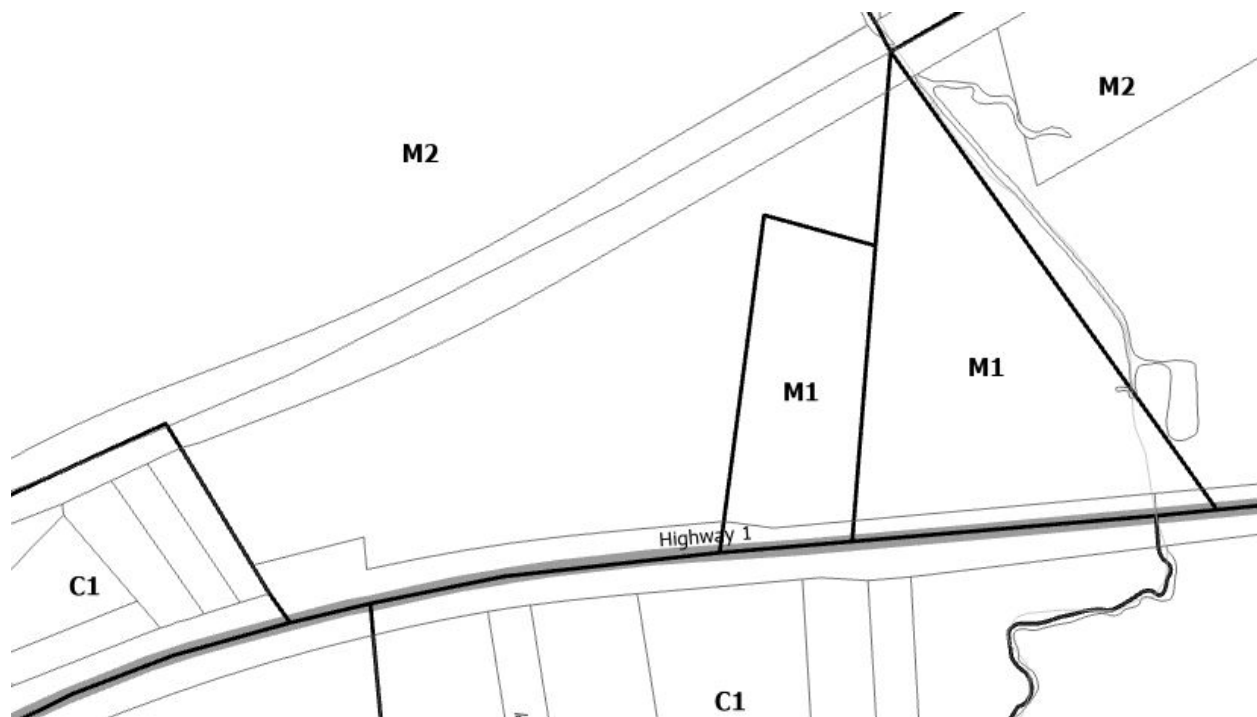
Appendix A - Proposed Land Use By-law Map Amendment

MUNICIPALITY OF THE COUNTY OF KINGS

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

Map amendment to rezone 1.94 acres of 7015 Highway 1 (PID 55153811) from the Heavy Industrial (M2) Zone to the Light Industrial Commercial (M1) Zone

1. Amend the Land Use By-law Map 5, the Zoning Map for the Growth Centre of Coldbrook by rezoning 1.94 acres of 7015 Highway 1 (PID 55153811) from the Heavy Industrial (M2) Zone to the Light Industrial Commercial (M1) Zone, as shown on the inset copy of a portion of 5 below.



THE MUNICIPALITY OF THE COUNTY OF KINGS

REPORT TO MUNICIPAL COUNCIL

Subject: **Public Hearing – Land Use By-Law Map Amendment in Aylesford**
Application to rezone PID 55552640 Ernst Drive, Aylesford from the Residential One and Two Unit (R2) Zone to the Residential Mixed Use (R3) Zone to permit the development of 3 semi-detached dwellings (for a total of 6 residential units) and 24 townhouse units. **File #24-12 (Eric J. Morse)**

From: Planning Services

Date: May 6th, 2025

Background

Eric J. Morse, on behalf of 4601748 Nova Scotia Limited, has applied to amend a map of the Land Use By-law to rezone PID 55552640 Ernst Drive, Aylesford from the Residential One and Two Unit (R2) Zone to the Residential Mixed Use (R3) Zone to permit the development of 3 semi-detached dwellings (for a total of 6 residential units) and 24 townhouse units.

The application and staff report were reviewed by the Planning Advisory Committee (PAC) on March 11th, 2025. At this meeting, the Committee forwarded a positive recommendation to Council.

On April 1st, 2025, 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 on the Municipal website and Social Media, at which time a 14 day appeal period begins.

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 PID 55552640 Ernst Drive, Aylesford from the Residential One and Two Unit (R2) Zone to the Residential Mixed Use (R3) Zone

1. Amend the Land Use By-law Map 1 - the Zoning Map for the Growth Centre of Aylesford by rezoning PID 55552640 Ernst Drive, Aylesford from the Residential One and Two Unit (R2) Zone to the Residential Mixed Use (R3) Zone, as shown on the inset copy of a portion of 1 below.

