



PUBLIC HEARING

Tuesday January 6, 2026

6:00 P.M.

Council Chambers

AGENDA

1. Call Meeting to Order
2. Business
 - a. Application to rezone 1184 Parkway Drive (PID 55037063), Port Williams from the General Commercial (C1) Zone to the Light Industrial Commercial (M1) Zone (File 25-08), Peri Bowman 2
 - b. Application to rezone 1025 Sherman Belcher Road (PID 55325633), Centreville from the Residential One Unit (R1) Zone to the Residential Mixed Density (R3) Zone (File 25-12), Alice Jacob 4
 - c. Application to amend the text of the Land Use By-Law to add Carwash Facilities to the list of permitted uses in the Rural Commercial (C4) Zone (File 25-14), Alice Jacob 6
3. 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

REPORT TO MUNICIPAL COUNCIL

Subject: **Public Hearing – Land Use By-Law Map Amendment in Port Williams**
Application to rezone 1184 Parkway Drive (PID 55037063), Port Williams from the General Commercial (C1) Zone to the Light Industrial Commercial (M1) Zone to permit Bulk Mineral Storage (salt). **File #25-08 (Nick Levy)**

From: Planning Services

Date: January 6, 2026

Background

Nick Levy has applied to amend a map of the Land Use By-Law to rezone 1184 Parkway Drive (PID 55037063), Port Williams from the General Commercial (C1) Zone to the Light Industrial Commercial (M1) Zone. The requested change is to permit the use of the land for Bulk Mineral Storage (Salt).

The application and staff report were reviewed by the Planning Advisory Committee (PAC) on November 12th, 2025. At this meeting, the Committee forwarded a positive recommendation to Council.

On December 2nd, 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 the property at 1184 Parkway Drive (PID 55037063), Port Williams from the General Commercial (C1) Zone to the Light Industrial Commercial (M1) Zone

1. Amend the Land Use By-law Map 11, the Zoning Map for the Growth Centre of Port Williams by rezoning the property at 1184 Parkway Drive (PID 55037063), Port Williams, from the General Commercial (C1) Zone to the Light Industrial Commercial (M1) Zone, as shown on the inset copy of a portion of 11 below.



THE MUNICIPALITY OF THE COUNTY OF KINGS

REPORT TO MUNICIPAL COUNCIL

Subject: **Public Hearing – Land Use By-law Map Amendment in Centreville**
Application to rezone the property located at 1025 Sherman Belcher Road (PID 55325633), Centreville, from the Residential One Unit (R1) Zone to the Residential Mixed Density (R3) Zone.
File: 25-12 (Logan Morse)

From: Planning Services

Date: January 6, 2026

Background

Logan Morse of Morse Holdings Limited has applied to amend the Land Use By-law ('LUB') map to rezone the property located at 1025 Sherman Belcher Road (PID 55325633), Centreville, from the Residential One Unit (R1) Zone to the Residential Mixed Density (R3) Zone to enable the development of a townhouse-style multi-unit dwelling on the subject property.

The Staff Report and draft Land Use By-Law map amendment were reviewed by the Planning Advisory Committee (PAC) at its meeting on November 12, 2025. At this meeting, the Committee forwarded a positive recommendation to Council.

On December 2, 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 Land Use By-Law map 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 posted to the Municipal Website, at which time a 14 day appeal period becomes effective.

Appendix A
Proposed Land Use By-law Map Amendment (By-law 106)

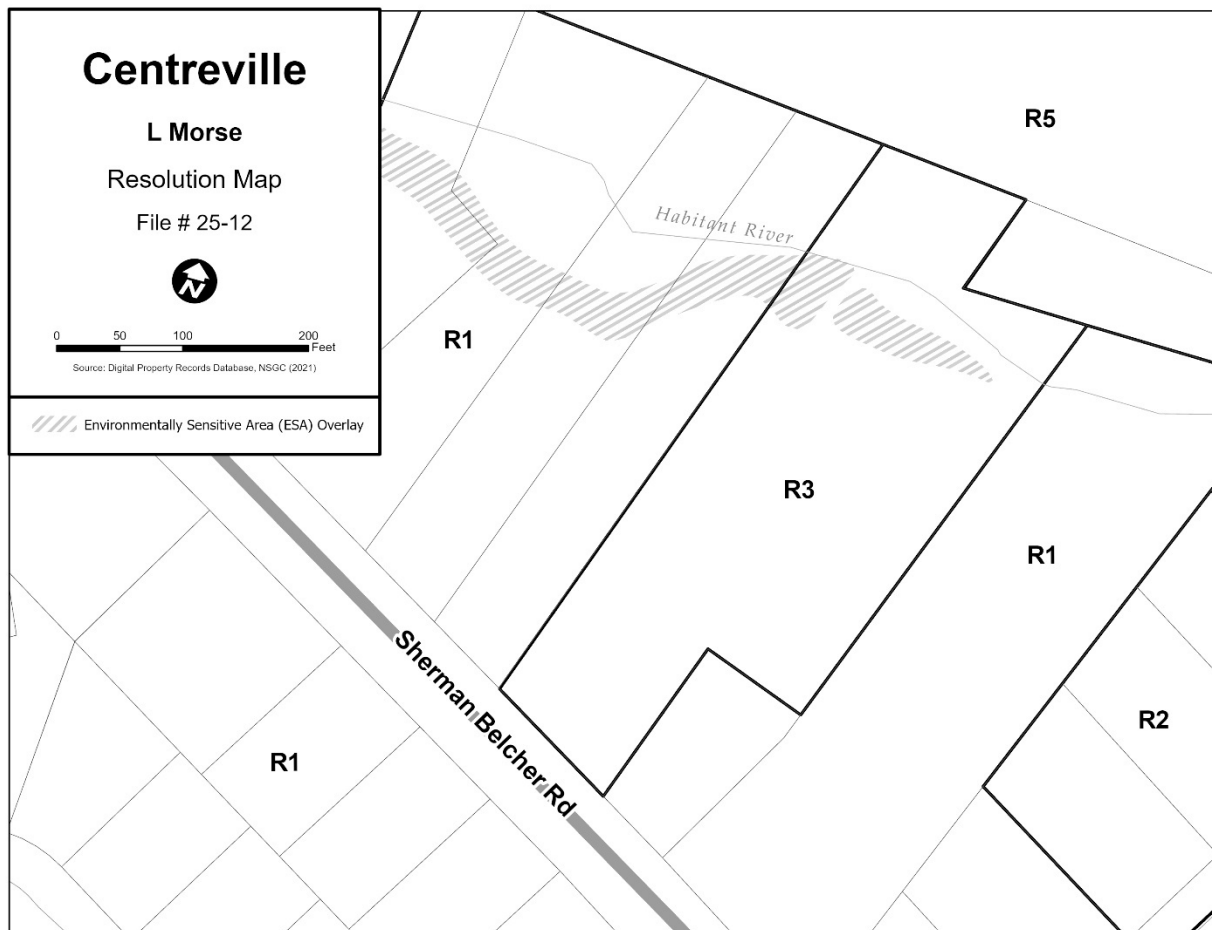
THE MUNICIPALITY OF THE COUNTY OF KINGS

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

Land Use By-Law Map Amendment to rezone the property located at 1025 Sherman Belcher Road (PID 55325633), Centreville, from the Residential One Unit (R1) Zone to the Residential Mixed Density (R3) Zone.

BY-LAW 106 Land Use By-law

1. Amend Map 4 Centreville, to rezone PID: 55325633, from the Residential One Unit (R1) Zone to the Residential Mixed Density (R3) Zone, as shown on the inset copy of a portion of Map 4 below.



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 add Carwash Facilities as a permitted use in the Rural Commercial (C4) Zone.
File: 25-14 (Macall Robinson)

From: Planning Services

Date: January 6, 2026

Background

Macall Robinson of 4326737 Nova Scotia Limited has submitted an application for a Land Use By-law Text Amendment to add Carwash Facilities as a permitted use in the Rural Commercial (C4) Zone. This would enable the applicant to develop a Carwash Facility on the property located at 4308 Highway 1 (PID 55140925), South Berwick, which is within the Rural Commercial (C4) Zone.

The Staff Report and proposed Land Use By-Law text amendment were reviewed by the Planning Advisory Committee (PAC) at its meeting on November 12, 2025. At this meeting, the Committee forwarded a negative recommendation to Council.

On December 2, 2025, 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 giving the amendments Second Reading at the Municipal Council meeting immediately following this Public Hearing. Council's decision will be posted to the Municipal Website, at which time a 14-day appeal period becomes effective.

Appendix A - Proposed Land Use By-law Text Amendment (By-law 106)

THE MUNICIPALITY OF THE COUNTY OF KINGS AMENDMENT TO BY-LAW 106 COUNTY OF KINGS LAND USE BYLAW

Land Use By-law Text Amendment to add Carwash Facilities as a permitted use in the Rural Commercial (C4) Zone.

BY-LAW 106 Land Use By-law

1. Delete section 5.6.2.1 of the Land Use By-Law, Permitted Uses within the Rural Commercial (C4) Zone, and replace with the following:

5.6.2.1 Permitted Uses

The following uses shall be permitted in the Rural Commercial (C4) Zone subject to all applicable requirements of this By-law, including Section 14 – General Regulations.

RESIDENTIAL USES	SPECIAL CONDITIONS
Mobile Homes	
One Unit Dwellings	
Residential Units in Commercial Buildings	Located above, behind or below ground floor commercial uses
Semi-detached Dwellings	
Two Unit Dwellings	

NON-RESIDENTIAL USES	SPECIAL CONDITIONS
Agricultural Equipment and Parts Sales and Service	
Agricultural Related Industries	
Agricultural Uses	
Agritainment Uses	Section 14.3
Animal Boarding Facilities	Section 14.3
Arts and Cultural Centres	
Automotive Repair	
Automotive Sales and Rental	
Building and Construction Contractors	
Business Office	
Carwash Facilities	
Community Facilities	
Crematoria	
Day Care Facilities	

Domestic Animal Grooming	Section 14.3
Dry-cleaning Depots	
Educational Facilities	
Emergency Services	
Equipment Rental	
Farm Market Outlets	
Farm or Vineyard Product Sampling	Section 14.3
Farm Stays	
Fixed Roof Overnight Accommodations	
Food and Drink Production	Maximum 5,000 sq ft. of gross floor area
Forest Related Industry	
Forestry Uses	Section 14.3
Funeral Homes	
Gas Bars	Section 14.3
Goods and Services Shop	
Greenhouses	
Heavy Equipment Facilities	
Household Item Repair	
Indoor Recreation Uses	
Laundromats	
Medical and Dental Clinics	
Outdoor Commercial Display	
Personal Service Shops	
Places of Worship	
Professional Trades	
Restaurants	
Retail Stores	Maximum 5,000 sq ft. of commercial floor area
Self-storage Facilities	
Storefront Recycling Uses	
Tourist Commercial Uses	Section 14.3
Veterinary Clinics	
Visitor Information Centres	
Wildlife Rescue and Rehabilitation Centres	

1. Amended to add Outdoor Commercial Display, January 5, 2021, File 20-10
2. Removed "Residential Facilities" for consistency, October 1, 2024, File 21-01
3. Amended to add "Day Care Facilities", June 3, 2025, File 24-21
4. Amended to add "Carwash Facilities", [date], File 25-14