



MUNICIPALITY *of the*
COUNTY *of* KINGS

PUBLIC HEARING

Tuesday April 7, 2026

6:00 P.M.

Council Chambers

AGENDA

1. Call Meeting to Order
2. Business
 - a. Amendment to the list of permitted uses in the Agricultural (A1) Zone and rezoning of a property on Belcher Street (PID 55030498), Port Williams 2
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 Text and Map Amendment in Port Williams**
Application to amend the text of the Land Use By-Law to permit ‘Existing Agricultural Related Industries’ in the Agricultural (A1) Zone and rezone 830 Belcher Street (PID 55030498), Port Williams from the Rural Industrial (M3) Zone to the Agricultural (A1) Zone.
File #25-17 (Atlantic Poultry Incorporated)

From: Planning Services

Date: April 7th, 2026

Background

Drew Redden, on behalf of Atlantic Poultry Incorporated has applied to amend the text of the Land Use By-Law to permit ‘Existing Agricultural Related Industries’ in the Agricultural (A1) Zone and rezone 830 Belcher Street (PID 55030498), Port Williams from the Rural Industrial (M3) Zone to the Agricultural (A1) Zone.

The application and staff report were reviewed by the Planning Advisory Committee (PAC) on February 10th, 2026. At this meeting, the Committee forwarded a positive recommendation to Council.

On March 3rd, 2026, Municipal Council gave First Reading to the proposed Land Use By-Law Text and Map Amendments and forwarded it on to this Public Hearing. The proposed amendments are attached as Appendix A & B.

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 amendments by giving them 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

Land Use By-Law Text Amendment to permit Existing Agricultural Related Industries as-of-right within the Agricultural (A1) Zone

By-Law 106 Land Use By-Law

1. Amend section 8.3.2.1 of the Land Use By-Law, Permitted Uses within the Agricultural (A1) Zone, by deleting section 8.3.2.1 and replacing with:

8.3.2.1 Permitted Uses

The following uses shall be permitted in the Agricultural (A1) Zone subject to all applicable requirements of this By-Law, including Section 14 – General Requirements.

EXISTING USES	SPECIAL CONDITIONS
Agricultural Related Industries – Existing ³	
Animal Boarding Facilities – Existing	Section 14.3
Community Facilities – Existing	
Farm Museums – Existing	
Non-profit Camps – Existing	
Places of Worship – Existing	
Forest Industry Uses – Existing ¹	
Remote-controlled Aircraft Fields – Existing	
Residential Uses – Existing	
Wildlife Rescue and Rehabilitation Centres – Existing	

AGRICULTURAL USES	SPECIAL CONDITIONS
Abattoirs	
Agricultural Equipment and Parts Sales and Services	
Agricultural Uses	
Agritainment Uses	Section 14.3
Bunkhouses	Section 8.3.4.3
Farm Dwellings	Section 8.3.4.3 Permitted as an accessory use to a farming business ²
Farm or Vineyard Product Sampling	Section 14.3
Farm Market Outlets	

Farm Supportive Uses	
Farm Tenements	Section 8.3.4.3 Permitted as an accessory use to a farming business ²
Fishing Uses	
Forestry Uses	
Greenhouses	
Livestock Operation	Section 14.3

RESIDENTIAL USES	SPECIAL CONDITIONS
Mobile Homes	Sections 8.3.4.1 and 8.3.4.2
One Unit Dwellings	Sections 8.3.4.1 and 8.3.4.2
Tow Unit Dwellings	Sections 8.3.4.1 and 8.3.4.2

1. Amended to add "Forest Industry Uses – Existing", December 6, 2022, File 22-12
2. Amended to add "Permitted as an accessory use to a farming business" for clarity, October 1, 2024, File P21-01
3. Amended to add "Agricultural Related Industry – Existing", Date, File 25-17

Appendix B

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 830 Belcher Street (PID 55030498), Port Williams from the Rural Industrial (M3) Zone to the Agricultural (A1) 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 830 Belcher Street (PID 55030498), Port Williams, from the Rural Industrial (M3) Zone to the Agricultural (A1) Zone, as shown on the inset copy of a portion of 11 below.

