



# **PUBLIC HEARING**

**Tuesday, October 13, 2026**

**6:00 P.M.**

**Council Chambers**

## **AGENDA**

1. Call Meeting to Order

2. Business

a. Application to rezone a vacant property located on Commercial Street (PID 55210884), New Minas, from the Residential Mixed Density (R3) Zone to the Residential Multi-unit (R4) Zone (File 26-07, Alice Jacob) Page 2

b. Application to rezone the portion of 130 Cornwallis Ave (PID 55206247), New Minas, zoned Residential Multi-unit (R4) to the Institutional (I1) Zone. (File 26-11, Alice Jacob) Page 4

3. Adjournment

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

[www.countyofkings.ca/accommodationsrequest](http://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 New Minas**  
Application to rezone a property located on Commercial Street (PID 55210884), New Minas, from the Residential Mixed Density (R3) Zone to the Residential Multi-unit (R4) Zone.

**File: 26-07 (Morgan Zwicker)**

**From:**         Planning Services

**Date:**         October 13, 2026

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### **Background**

Morgan Zwicker of Eastern Acres Developments Ltd. has applied to amend the Land Use By-law ('LUB') map to rezone a vacant property located on Commercial Street (PID 55210884), New Minas, from the Residential Mixed Density (R3) Zone to the Residential Multi-unit (R4) Zone to enable the development of a multi-unit dwelling containing more than 12 units.

The Staff Report and draft Land Use By-Law map amendment were reviewed by the Planning Advisory Committee (PAC) at its meeting on July 14, 2026. At this meeting, the Committee forwarded a positive recommendation to Council.

On September 1, 2026, 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)**

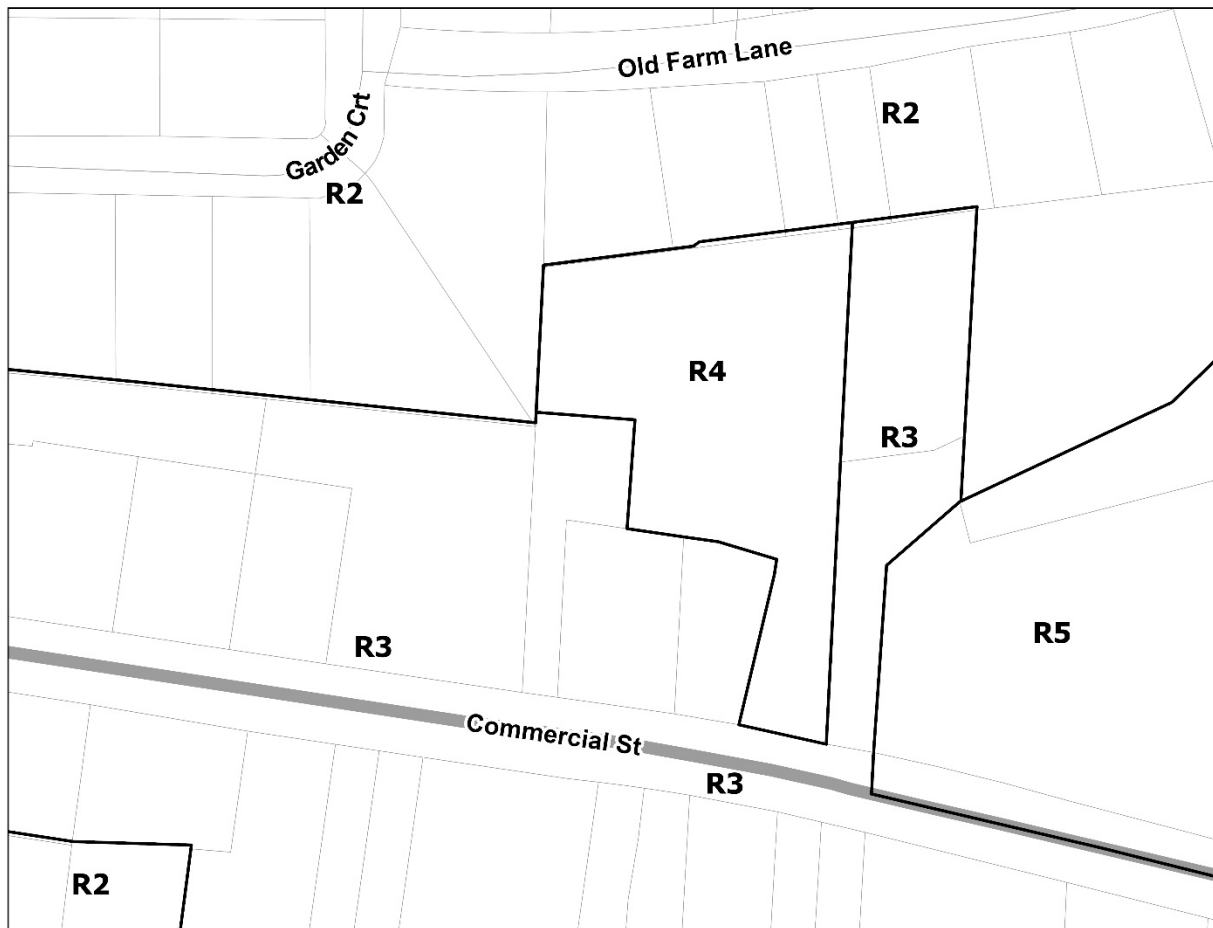
**THE MUNICIPALITY OF THE COUNTY OF KINGS**

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

**Land Use By-Law Map Amendment to rezone PID 55210884 located on Commercial Street, New Minas, from the Residential Mixed Density (R3) Zone to the Residential Multi-unit (R4) Zone.**

**BY-LAW 106 Land Use By-law**

1. Amend Map 9 New Minas, to rezone PID: 55210884, from the Residential Mixed Density (R3) Zone to the Residential Multi-unit (R4) Zone, as shown on the inset copy of a portion of Map 9 below.



# THE MUNICIPALITY OF THE COUNTY OF KINGS

## REPORT TO MUNICIPAL COUNCIL

**Subject:**       **Public Hearing – Land Use By-law Map Amendment in New Minas**  
Application to rezone the portion of 130 Cornwallis Ave (PID 55206247), New Minas, zoned Residential Multi-unit (R4) to the Institutional (I1) Zone.

**File: 26-11 (Jane McDonald)**

**From:**         Planning Services

**Date:**         October 13, 2026

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### **Background**

Jane McDonald, on behalf of Orchard Valley Pastoral Charge, has applied to amend the Land Use By-law ('LUB') map to rezone a portion of the property located at 130 Cornwallis Ave (PID 55206247), New Minas, to permit an internally lit sign. The subject property is split-zoned. The sign is proposed to be located within the portion zoned Residential Multi-unit (R4), which does not permit internally lit signs. The applicant is therefore requesting to rezone the Residential Multi-unit (R4) portion to the Institutional (I1) Zone to permit the sign.

The Staff Report and draft Land Use By-Law map amendment were reviewed by the Planning Advisory Committee (PAC) at its meeting on July 14, 2026. At this meeting, the Committee forwarded a positive recommendation to Council.

On September 1, 2026, 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 portion of 130 Cornwallis Ave (PID 55206247), New Minas, zoned Residential Multi-unit (R4) to the Institutional (I1) Zone.**

**BY-LAW 106 Land Use By-law**

1. Amend Map 9 New Minas, to rezone a portion of PID: 55206247, from the Residential Multi-unit (R4) Zone to the Institutional (I1) Zone, as shown on the inset copy of a portion of Map 9 below.

