MUNICIPALITY of the COUNTY of KINGS

PUBLIC HEARING

Monday, November 2, 2026
6:00 P.M.
Council Chambers

AGENDA

1. Call Meeting to Order

2. Business

   a. Application to rezone a 4.79 acre portion of 2346 Highway 1 (PID 55303846), Auburn, from the Rural Mixed Use (A2) Zone to the Rural Commercial (C4) Zone (File 25-11, Peri Bowman) Page 2

   b. Application to rezone 1016 Main Street (PID 55122550), Kingston, zoned Residential One and Two Unit (R2) Zone to the Residential Multi-unit (R4) Zone (File 26-08, Melissa Chunick) Page 4

   c. Application to rezone a vacant parcel on Lydiard Road (PID 55325609), Centreville, from the Residential One Unit (R1) Zone to the Residential Mixed Density (R3) Zone (File 26-10, Melissa Chunick) Page 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 Auburn**
Application to rezone 4.79 acres of 2346 Highway 1 (PID 55303846), Auburn from the Rural Mixed Use (A2) Zone to the Rural Commercial (C4) Zone to permit a building and construction contractors use.
File #25-11 (DeWolfe & Morse Surveying Limited)

From: Planning Services

Date: November 2nd, 2026

Background

Eric Morse, on behalf of Stephen Peel, has applied to amend a map of the Land Use By-Law to rezone 4.79 acres of 2346 Highway 1 (PID 55303846), Auburn from the Rural Mixed Use (A2) Zone to the Rural Commercial (C4) Zone to permit a building and construction contractors use.

The application and staff report were reviewed by the Planning Advisory Committee (PAC) on September 8th, 2026. At this meeting, the Committee forwarded a positive recommendation to Council.

On October 13th, 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 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 4.79 acres of 2346 Highway 1 (PID 55303846), Auburn from the Rural Mixed Use (A2) Zone to the Rural Commercial (C4) Zone

1. Amend Land Use By-Law Map 13, the Zoning Map for the Rural Areas of the Municipality by rezoning 4.79 acres of 2346 Highway 1 (PID 55303846), Auburn from the Rural Mixed Use (A2) Zone to the Rural Commercial (C4) Zone, as shown on the inset copy of a portion of Map 13 below.



THE MUNICIPALITY OF THE COUNTY OF KINGS

REPORT TO MUNICIPAL COUNCIL

Subject: **Public Hearing – Land Use By-Law Map Amendment in Kingston**
Application to rezone 1016 Main Street (PID 55122550), Kingston, from the Residential One and Two Unit Zone (R2) to the Residential Multi-unit (R4) Zone to permit multi-unit dwellings. **File #26-08 (Macall Robinson)**

From: Planning Services

Date: November 2, 2026

Background

Macall Robinson on behalf of Emily Peckford, has applied to amend a map of the Land Use By-Law to rezone 1016 Main Street (PID 55122550), Kingston, from the Residential One and Two Unit Zone (R2) to the Residential Multi-unit (R4) Zone to permit multi-unit dwellings.

The application and staff report were reviewed by the Planning Advisory Committee (PAC) on September 8, 2026. At this meeting, the Committee forwarded a positive recommendation to Council.

On October 13, 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 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

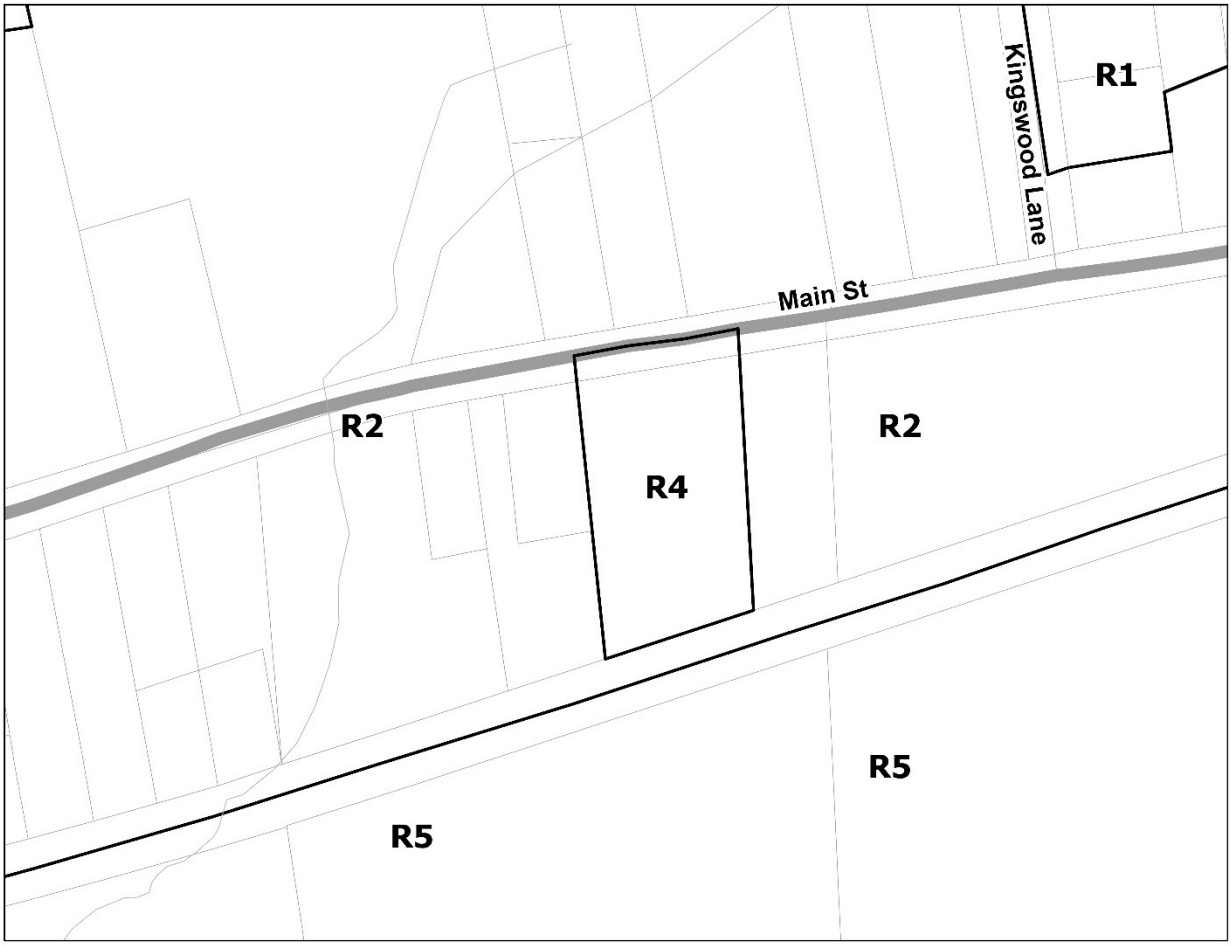
Proposed Land Use By-law Map Amendment

MUNICIPALITY OF THE COUNTY OF KINGS

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

By-Law Map Amendment to 1016 Main Street (PID 55122550), Kingston, from the Residential One and Two Unit Zone (R2) to the Residential Multi-unit (R4) Zone

1. Amend Map 8 – Kingston Zoning, to rezone 1016 Main Street (PID 55122550), Kingston, from the Residential One and Two Unit Zone (R2) to the Residential Multi-unit (R4) Zone as shown on the copy of a portion of Map 8 below.



THE MUNICIPALITY OF THE COUNTY OF KINGS

REPORT TO MUNICIPAL COUNCIL

Subject: **Public Hearing – Land Use By-Law Map Amendment in Kingston**
Application to rezone a vacant parcel on Lydiard Road (PID 55325609), Centreville, from the Residential One Unit (R1) Zone to the Residential Mixed Density (R3) Zone permit a four-unit dwelling. **File #26-10 (Ian Doucet).**

From: Planning Services

Date: November 2, 2026

Background

Ian Doucet has applied to amend a map of the Land Use By-Law to rezone a vacant parcel on Lydiard Road (PID 55325609), Centreville, from the Residential One Unit (R1) Zone to the Residential Mixed Density (R3) Zone to permit a four-unit dwelling.

The application and staff report were reviewed by the Planning Advisory Committee (PAC) on September 8, 2026. At this meeting, the Committee forwarded a positive recommendation to Council.

On October 13, 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 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

By-Law Map Amendment to a vacant parcel on Lydiard Road (PID 55325609), Centreville, from the Residential One Unit (R1) Zone to the Residential Mixed Density (R3) Zone.

1. Amend Map 4 – Centreville Zoning, to rezone a vacant parcel on Lydiard Road (PID 55325609), Centreville, from the Residential One Unit (R1) Zone to the Residential Mixed Density (R3) Zone as shown on the copy of a portion of Map 4 below.

