MUNICIPALITY of the COUNTY of KINGS

PUBLIC HEARING

Tuesday, December 1, 2026
6:00 P.M.
Council Chambers

AGENDA

1. Call Meeting to Order

2. Business

a. Application to rezone a portion of the property located at 1099 Station Road (PID 55439848), Aylesford, from the Light Industrial Commercial (M1) Zone to the Residential Mixed Density (R3) Zone (File 25-25, Alice Jacob) Page 2

b. Application to rezone the property located at 9362 Commercial Street (PID 55209563), New Minas from the General Commercial (C1) Zone to the Mixed Commercial Residential (C3) Zone (File 26-14, Alice Jacob) Page 4

c. Application to rezone a vacant parcel on Highway 359 (PID 55467203), Centreville from the Residential One and Two Unit (R2) Zone to the Residential Mixed Density (R3) Zone (File 26-18, 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 Jijiktukwej L'nue'kati 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 Aylesford**
Application to rezone a portion of the property located at 1099 Station Road (PID 55439848), Aylesford, from the Light Industrial Commercial (M1) Zone to the Residential Mixed Density (R3) Zone.

File: 25-25 (Andy Hutt and Licia Wack)

From: Planning Services

Date: December 1, 2026

Background

Andy Hutt and Licia Wack have applied to amend the Land Use By-law ('LUB') map to rezone a portion of the property located at 1099 Station Road (PID 55439848), Aylesford, from the Light Industrial Commercial (M1) Zone to the Residential Mixed Density (R3) Zone. An existing surplus store occupies the eastern portion of the property, while the remainder of the property is undeveloped. The applicants are requesting to rezone the portion of the property, excluding the area containing the surplus store, to permit residential development.

The Staff Report and draft Land Use By-Law map amendment were reviewed by the Planning Advisory Committee (PAC) at its meeting on October 13, 2026. At this meeting, the Committee forwarded a positive recommendation to Council.

On November 2, 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 a portion of the property located at 1099 Station Road (PID 55439848), Aylesford, from the Light Industrial Commercial (M1) Zone to the Residential Mixed Density (R3) Zone.

BY-LAW 106 Land Use By-law

1. Amend Map 1 Aylesford, to rezone a portion of PID: 55439848, from the Light Industrial Commercial (M1) Zone to the Residential Mixed Density (R3) Zone, as shown on the inset copy of a portion of Map 1 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 property located at 9362 Commercial Street (PID 55209563), New Minas, from the General Commercial (C1) Zone to the Mixed Commercial Residential (C3) Zone.

File: 26-14 (Sami Jreige)

From: Planning Services

Date: December 1, 2026

Background

Sami Jreige of CSAR Holdings Ltd. has applied to amend the Land Use By-law ('LUB') map to rezone the property at 9362 Commercial Street (PID 55209563), New Minas, from the General Commercial (C1) Zone to Mixed Commercial Residential (C3) Zone. The subject property contains a four-unit dwelling, which is not a permitted use in the General Commercial (C1) Zone and is therefore not compliant with the Land Use By-law. To bring the use into compliance, the applicant is requesting a rezoning to the Mixed Commercial Residential (C3) Zone.

The Staff Report and draft Land Use By-Law map amendment were reviewed by the Planning Advisory Committee (PAC) at its meeting on October 13, 2026. At this meeting, the Committee forwarded a positive recommendation to Council.

On November 2, 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)

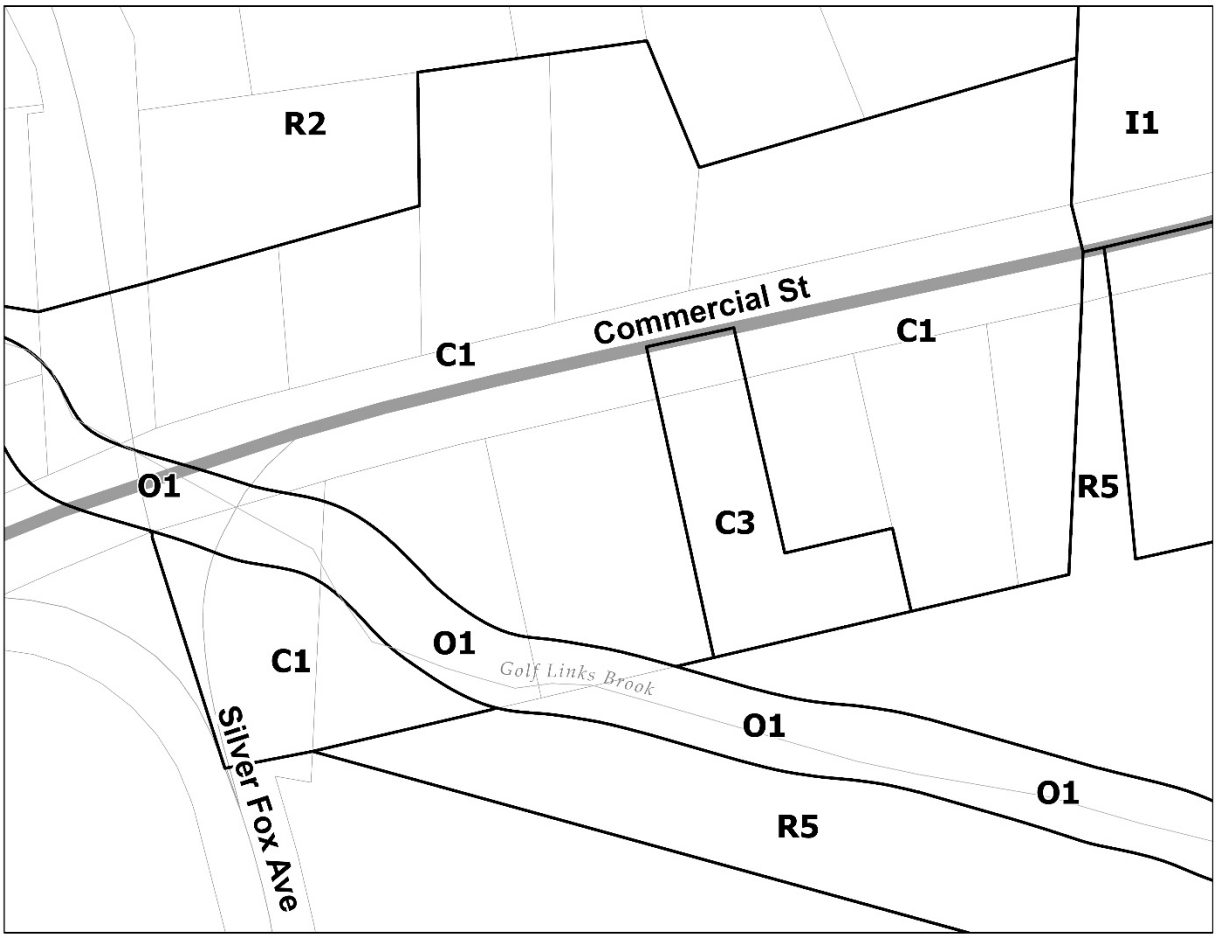
THE MUNICIPALITY OF THE COUNTY OF KINGS

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

Land Use By-Law Map Amendment to rezone 9362 Commercial Street (PID 55209563), New Minas, from the General Commercial (C1) Zone to the Mixed Commercial Residential (C3) Zone.

BY-LAW 106 Land Use By-law

1. Amend Map 9 New Minas, to rezone PID: 55209563, from the General Commercial (C1) Zone to the Mixed Commercial Residential (C3) 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 Kingston**
Application to rezone a vacant parcel on Highway 359, PID 55467203, Centreville, from the Residential One and Two Unit (R2) Zone to the Residential Mixed Density (R3) Zone permit a four-unit dwelling. **File #26-18 (Logan Morse).**

From: Planning Services

Date: December 1, 2026

Background

Logan Morse, on behalf of Morse Holdings Limited, has applied to amend a map of the Land Use By-Law to rezone a vacant parcel on Highway 359, PID 55467203, Centreville, from the Residential One and Two Unit (R2) 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 October 13, 2026. At this meeting, the Committee forwarded a positive recommendation to Council.

On November 2, 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 Highway 359, PID 5546203, Centreville, from the Residential One and Two Unit (R2) Zone to the Residential Mixed Density (R3) Zone.

1. Amend Map 4 – Centreville Zoning, to rezone a vacant parcel on Highway 359, PID 55467203, Centreville, from the Residential One and Two Unit (R2) Zone to the Residential Mixed Density (R3) Zone as shown on the copy of a portion of Map 4 below.

