

THE MUNICIPALITY OF THE COUNTY OF KINGS

REPORT TO MUNICIPAL COUNCIL

Subject: **Public Hearing – Planning Document Amendments
Amendments to the Municipal Planning Strategy and Land Use By-law to
expand the New Minas Growth Centre, facilitate development in the Country
Residential (A4) Zone and establish Wellfield Protections for the Town of
Wolfville Water Supply**

File # P23-01

From: Planning and Development Division

Date: March 3rd, 2026

Background

Municipal Council authorized Staff to undertake a planning project in response to two requests for increased developability of two properties in the community of Greenwich. Planning Staff have proposed amendments to the maps and text of the Municipal Planning Documents to expand the Growth Centre of New Minas and facilitate development in the Country Residential (A4) Zone. The Town of Wolfville has also requested that the Municipal Planning Documents be amended to include revised mapping and regulations associated with their municipal water supply.

The application and staff report were reviewed by the Planning Advisory Committee (PAC) on December 9, 2025 and a Public Participation Meeting was authorized. Following the Public Participation Meeting, on January 13th, 2026, Planning Advisory Committee forwarded positive recommendation to Council.

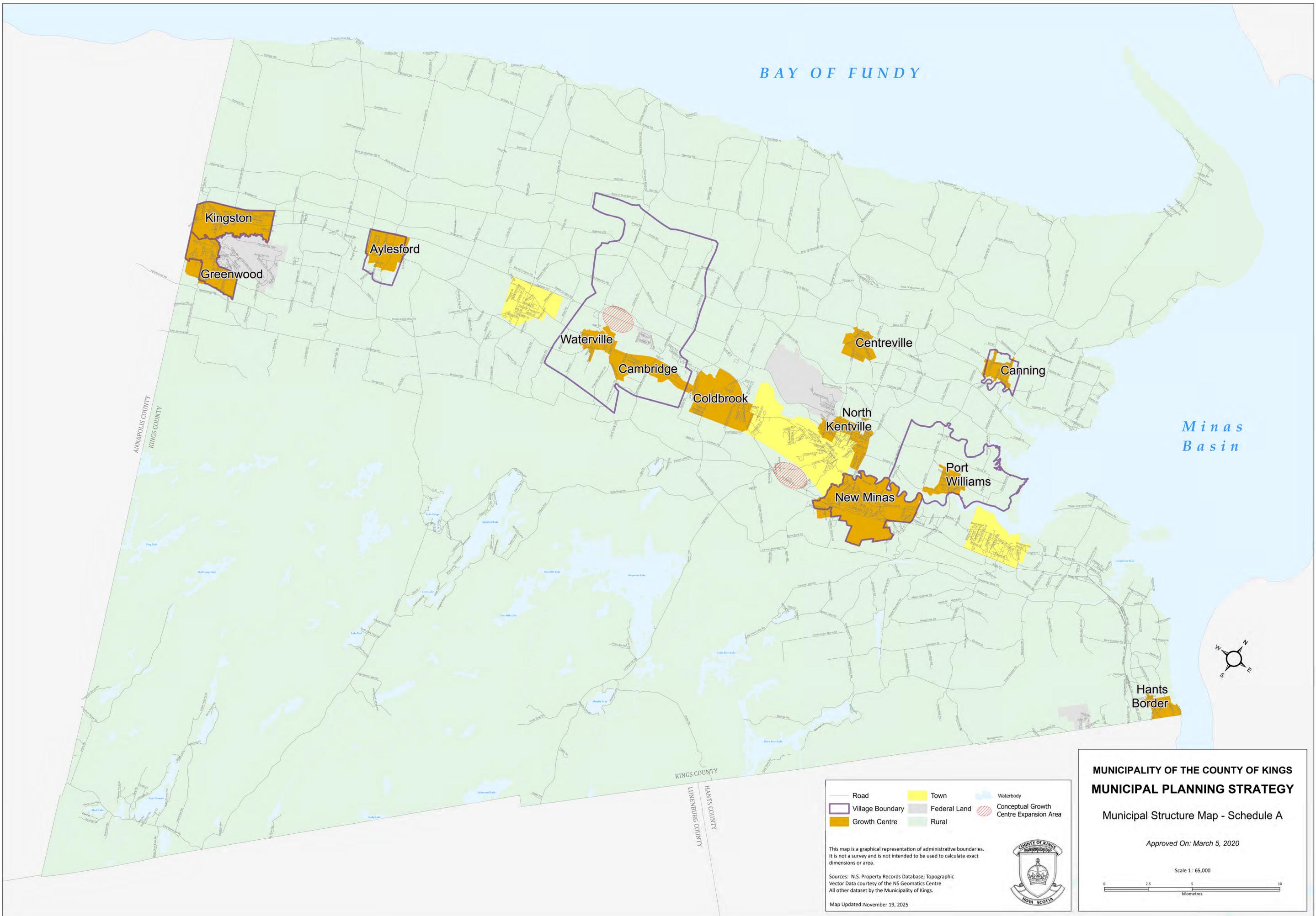
On February 3, 2026, Municipal Council gave First Reading to the proposed amendments and forwarded them on to this Public Hearing. The proposed amendments are attached as Appendices A through D of this report.

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 it Second Reading/ at the Municipal Council meeting immediately following this public hearing. If approved, the amendments will be forwarded to the Provincial Director of Planning and Minister of Municipal Affairs and Housing for review and approval.

Appendix A – Municipal Planning Strategy Map Amendments

1. Delete Schedule A – Municipal Structure Map and replace with attached Schedule A.
2. Delete Schedule B – Rural Future Land Use and replace with attached Schedule B.
3. Delete Schedule C9 - New Minas Future Land Use and replace with attached Schedule C9.
4. Delete Schedule E7 – Sidewalk Priority – New Minas and replace with attached Schedule E7.
5. Delete Schedule F – 2012 Land Cover Map and replace with attached Schedule F.

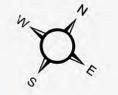


BAY OF FUNDY

Minas Basin

ANNAPOLIS COUNTY
KINGS COUNTY

KINGS COUNTY
LUNenburg COUNTY
HANTS COUNTY



- Road
- Village Boundary
- Growth Centre
- Town
- Federal Land
- Rural
- Waterbody
- ▨ Conceptual Growth Centre Expansion Area

This map is a graphical representation of administrative boundaries. It is not a survey and is not intended to be used to calculate exact dimensions or area.

Sources: N.S. Property Records Database; Topographic Vector Data courtesy of the NS Geomatics Centre
All other dataset by the Municipality of Kings.

Map Updated: November 19, 2025

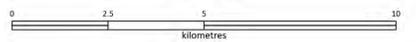


MUNICIPALITY OF THE COUNTY OF KINGS
MUNICIPAL PLANNING STRATEGY

Municipal Structure Map - Schedule A

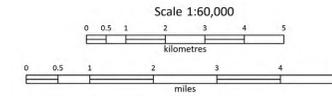
Approved On: March 5, 2020

Scale 1 : 65,000



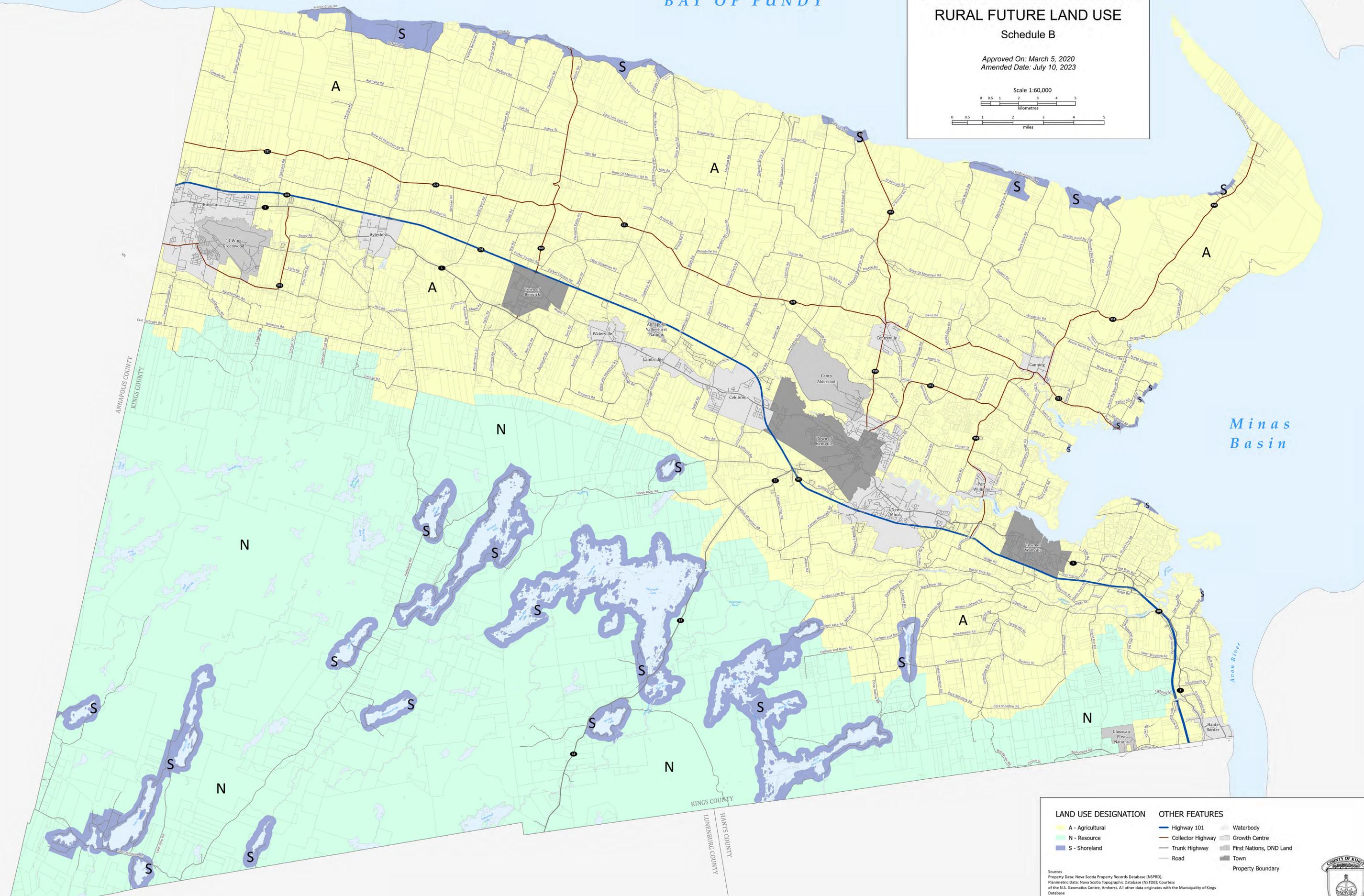
MUNICIPALITY OF THE COUNTY OF KINGS
MUNICIPAL PLANNING STRATEGY
RURAL FUTURE LAND USE
 Schedule B

Approved On: March 5, 2020
 Amended Date: July 10, 2023



BAY OF FUNDY

Minas Basin



LAND USE DESIGNATION	OTHER FEATURES
 A - Agricultural	 Highway 101
 N - Resource	 Collector Highway
 S - Shoreland	 Trunk Highway
	 Road
	 Waterbody
	 Growth Centre
	 First Nations, DND Land
	 Town
	 Property Boundary

Sources
 Property Data: Nova Scotia Property Records Database (NSPRD);
 Planimetric Data: Nova Scotia Topographic Database (NSTDB); Courtesy
 of the N.S. Geomatics Centre, Amherst. All other data originates with the Municipality of Kings
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 Map Updated: December 2, 2025



ANNAPOLIS COUNTY
 KINGS COUNTY

KINGS COUNTY
 HANTS COUNTY
 LINCOLNBURG COUNTY

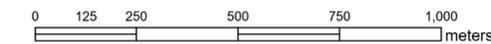
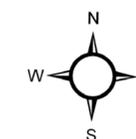
GROWTH CENTRE

New Minas

FUTURE LAND USE

Schedule C9

-  Commercial Designation
-  Industrial Designation
-  Residential Designation
-  Property Parcel
-  Town, First Nation or Federal Land
-  Waterbody
-  Watercourse
-  Trail
-  Road



Approved: March 5, 2020

Amended: July 10, 2023

Lands covered by watercourses/waterbodies shall be subject to the requirements of the Environmental Constraints (O1) Zone.

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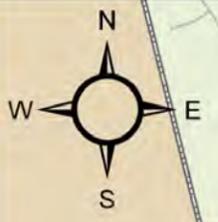
Sources: Nova Scotia Property Records Database and Topographic Database; NS Geomatics Centre; all other data originates with the Municipality of the County of Kings.



MUNICIPALITY
OF THE
COUNTY OF KINGS

Sidewalk Priority Map E7

New Minas



Town of Kentville

New Minas

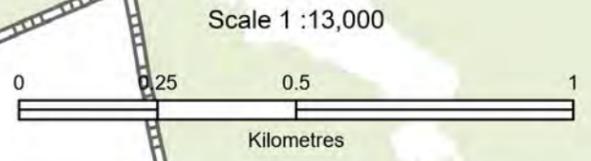
New Minas Elementary

- Elementary School
- Priority Area with Existing Sidewalk
- - Priority Area without Sidewalk
- - Trail
- Approximate 1km School Zone
- Residential Zoning
- C1 - General Commercial
- C2 - Central Business
- ▭ Growth Centre Boundary
- Non-Municipal Area

This map is an illustration of sidewalk priority, which is determined based on the criteria outlined in the MPS Strategy section 2.3. Sidewalk ownership and maintenance are the responsibility of either the Towns, Villages or Municipality of Kings County.

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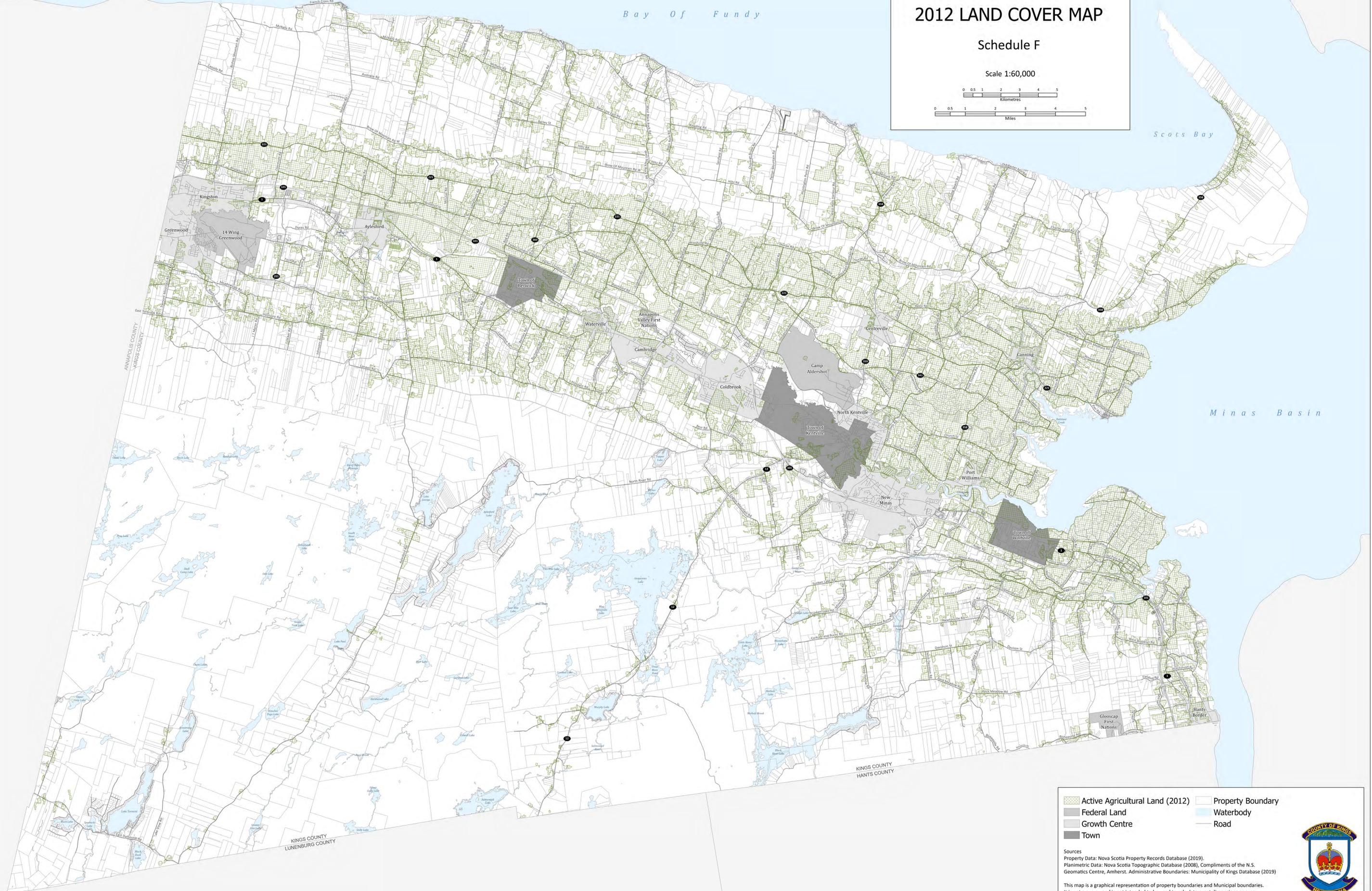
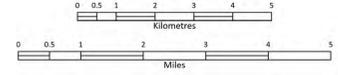
Sources: Topographic Database; NS Geomatics Centre. Zoning, Roads Database; Municipality of Kings.



MUNICIPALITY OF THE COUNTY OF KINGS
MUNICIPAL PLANNING STRATEGY
2012 LAND COVER MAP
 Schedule F



Scale 1:60,000



Active Agricultural Land (2012)	Property Boundary
Federal Land	Waterbody
Growth Centre	Road
Town	

Sources
 Property Data: Nova Scotia Property Records Database (2019).
 Planimetric Data: Nova Scotia Topographic Database (2008), Compliments of the N.S. Geomatics Centre, Amherst. Administrative Boundaries: Municipality of Kings Database (2019)

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Map Updated: December 3, 2025



Appendix B – MPS Text Amendments

Proposed Municipal Planning Strategy Text Amendment (By-law 105)

THE MUNICIPALITY OF THE COUNTY OF KINGS

AMENDMENT TO BY-LAW 105 MUNICIPAL PLANNING STRATEGY

Municipal Planning Strategy amendments to enable greater development flexibility in the Country Residential (A4) Zone

BY-LAW 105 – MUNICIPAL PLANNING STRATEGY

1. Delete text following policy 3.4.32 and before policy 3.4.34 and replace with:

The Country Residential (A4) Zone accommodates residents that prefer to live in a country setting where the growth of strong community bonds between neighbours is a common occurrence. Since housing needs change throughout life, as young children grow and leave their childhood homes and/or low maintenance housing options are preferred, Council supports a variety of housing types within the Country Residential (A4) Zone to enable people to stay in their communities at all life stages.

Council does not intend to expand the Country Residential (A4) Zone due to public road maintenance cost in low density areas.

Council shall:

- 3.4.33 consider only by development agreement within the Country Residential (A4) Zone clustered housing developments. In evaluating such development agreements, Council shall be satisfied that the proposal:
- (a) is on a lot with a minimum area for each proposed residential unit that is equal to or greater than the minimum per unit lot size for a semi-detached dwelling in the Country Residential (A4) Zone; *(Amended October 1, 2024, File P21-01)*
 - (b) consists of low rise buildings that are consistent with the height permissions for residential uses in the zone;
 - (c) clusters the residential buildings, lawns, on-site services and accessory structures to:

- (i) reduce the potential for conflict between residential and agricultural uses by providing a natural buffer with any adjacent agricultural or resource uses;
- (ii) minimize loss of productive agricultural lands; and
- (iii) protect sensitive natural features; and
- (d) meets the general development agreement criteria set out in section 5.3 Development Agreements and Amending the Land Use by-law; and

(Amended [date], File P23-01)

Appendix C – Land Use By-law Map Amendments

1. Delete Map 9 – New Minas Zoning and replace with attached Map 9.
2. Delete Map 13 – Rural Zoning and replace with attached Map 13.

New Minas

LAND USE BY-LAW

Map 9

- C1 - General Commercial
- C3 - Mixed Commercial Residential
- C5 - Highway Commercial
- C6 - Comprehensive Business Development
- I1 - Institutional
- M1 - Light Industrial Commercial
- M2 - Heavy Industrial
- O1 - Environmental Constraint
- P1 - Commercial Recreation
- R2 - Residential One and two Units
- R3 - Residential Mixed Density
- R4 - Residential Multi-Unit
- R5 - Comprehensive Neighbourhood Development.

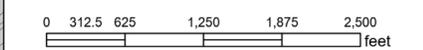
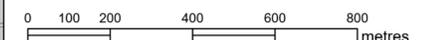
- Road
- Collector Road
- Trail
- Watercourse
- ▨ Development Agreement
- ▨ Environmentally Sensitive Area (ESA) Overlay
- ▭ Growth Centre
- ▭ Property Parcel
- ▭ Town, First Nation or Federal Land
- ▭ Wellfield Overlay
- ▭ Waterbody

Approved: March 5, 2020

Amended: November 19, 2025



Scale: 1:9,000



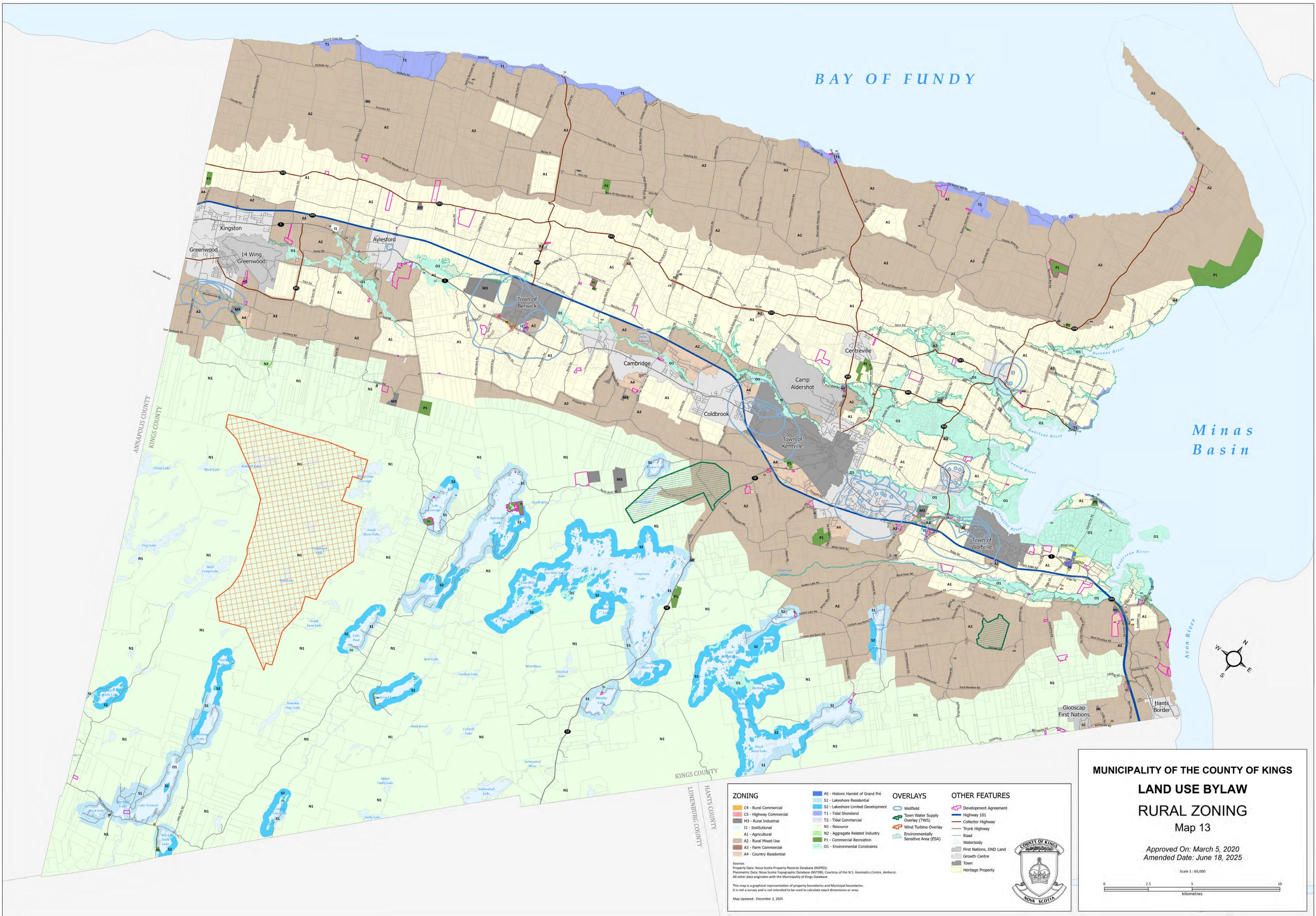
Lands covered by watercourses/waterbodies shall be subject to the requirements of the Environmental Constraints (O1) Zone.

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Municipality of the County of Kings

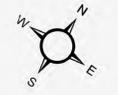


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Minas Basin

ANNAPOLIS COUNTY
KINGS COUNTY

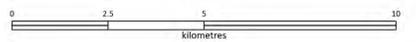
KINGS COUNTY
LUNenburg COUNTY
HANTS COUNTY



MUNICIPALITY OF THE COUNTY OF KINGS
LAND USE BYLAW
RURAL ZONING
Map 13

Approved On: March 5, 2020
Amended Date: June 18, 2025

Scale 1 : 65,000



- ZONING**
- C4 - Rural Commercial
 - C5 - Highway Commercial
 - M3 - Rural Industrial
 - I1 - Institutional
 - A1 - Agricultural
 - A2 - Rural Mixed Use
 - A3 - Farm Commercial
 - A4 - Country Residential
 - A5 - Historic Hamlet of Grand Pré
 - S1 - Lakeshore Residential
 - S2 - Lakeshore Limited Development
 - T1 - Tidal Shoreland
 - T2 - Tidal Commercial
 - N1 - Resource
 - N2 - Aggregate Related Industry
 - P1 - Commercial Recreation
 - O1 - Environmental Constraints

- OVERLAYS**
- Wellfield
 - Town Water Supply Overlay (TWS)
 - Wind Turbine Overlay
 - Environmentally Sensitive Area (ESA)

- OTHER FEATURES**
- Development Agreement
 - Highway 101
 - Collector Highway
 - Trunk Highway
 - Road
 - Waterbody
 - First Nations, DND Land
 - Growth Centre
 - Town
 - Heritage Property

Sources:
Property Data: Nova Scotia Property Records Database (NSPRD);
Planimetric Data: Nova Scotia Topographic Database (NSTDB); Courtesy of the N.S. Geomatics Centre, Amherst.
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Map Updated: December 2, 2025



Appendix D – LUB Text Amendments

Proposed Land Use By-law Text Amendments (By-law 106)

THE MUNICIPALITY OF THE COUNTY OF KINGS

**AMENDMENT TO BY-LAW 106
LAND USE BY-LAW**

Land Use By-law amendments to enable greater development flexibility in the Country Residential (A4) Zone

1. Delete section 8.6.2.1 and replace with:

8.6.2.1 Permitted Uses

The following uses shall be permitted in the Country Residential (A4) Zone subject to all applicable requirements of this By-law, including Section 14 – General Regulations.

RESIDENTIAL USES	SPECIAL CONDITIONS
Mobile Homes	<i>Maximum two residential units per lot in one or two dwellings.</i>
One Unit Dwellings	
Semi-detached Dwellings	
Two Unit Dwellings	

NON-RESIDENTIAL USES	SPECIAL CONDITIONS
Agricultural Uses	
Community Facilities – Existing	
Forestry Uses	
Greenhouses	
Places of Worship	

(Amended [date], file P23-01)

2. Delete section 14.3.3 and replace with:

No more than one dwelling shall be permitted on a lot, except in the Residential One Unit (R1) Zone, Residential One and Two Unit (R2) Zone, the Residential Mixed Density (R3) Zone, the Residential Multi-unit (R4) Zone, the Mixed Commercial Residential (C3) Zone and the Country Residential (A4) Zone. *(Amended [date], P23-01)*

- In Section 17, delete the definition of Semi-detached Dwelling and replace with:

Semi-detached Dwelling means a residential dwelling that contains two (2) residential units that is divided vertically by a wall extending ground to roof and may be divided by a lot line. For clarity, where residential units are divided by a lot line, no additional units are permitted to be added within the semi-detached dwelling. *(Amended [date], file P23-01)*

Land Use By-law amendments to incorporate Wellfield Protection Overlays associated with the Town of Wolfville Wellfield

- Delete section 13.1 and replace with:

13.1 Summary of Wellfield Protection Overlay Names and Symbols

Overlay Name	Symbols
Aylesford Wellfield Protection Overlay	AW
Berwick Wellfield Protection Overlay	BW
Canning Wellfield Protection Overlays	CW – A, B, & C
Greenwood Wellfield Protection Overlays	GW – A, B, C, & D
Kentville Wellfield Protection Overlays	KW – A, B, C, & D
New Minas Wellfield Protection Overlays	NW – A, B, C, & D
Port Williams Wellfield Protection Overlays	PW – A, B, & C
<i>Wolfville Wellfield Protection Overlays</i>	<i>WW – WZ, A, B, & C</i>

- Add Section 13.10

13.10 WOLFVILLE WELLFIELD PROTECTION OVERLAYS

13.10.1 Wolfville Wellfield Protection Overlay – Wellhead Zone

Notwithstanding any other provisions contained in this By-law, a development permit shall not be issued within the Wolfville Wellfield Protection Overlay Wellhead Zone (WZ) except for one or more of the following uses:

- Existing residential uses
- Public parkland
- Public Utilities

13.10.2 Wolfville Wellfield Protection Overlays A, B and C

Notwithstanding any other provisions contained in this By-law, the following restrictions shall apply to development of lands located within the Wolfville Wellfield Protection Overlays A, B, and C.

Land Use	Wellfield Protection	
	Wolfville Overlay A and B	Wolfville Overlay C
Automotive Painting/Auto body	Not Permitted	Not Permitted
Automotive Repair	Not Permitted	Not Permitted
Bulk Chemical Storage	Not Permitted	Permitted
Bulk Storage of Salt	Not Permitted	> 100 tonnes Not Permitted
Bulk Storage of Chlorinated Solvents	Not Permitted	Not Permitted
Bulk Storage of Fertilizer	Not Permitted	Permitted
Bulk Storage of Pesticides and Herbicides	Not Permitted	Not Permitted
Bulk Storage of Petroleum Fuel	Not Permitted	Not Permitted
Bulk Storage of Petroleum Solvents	Not Permitted	Not Permitted
Dry Cleaning Facilities	Not Permitted	Not Permitted
Garden Centres	Not Permitted	Permitted
Gas Bars	Not Permitted	Not Permitted
Manure Storage Facilities	Not Permitted	Permitted
Salvage or Scrap Operations	Not Permitted	Not Permitted