

Public Information Meeting

Land use by-law map amendment/Rezoning

Tremont Mountain Road (PID 55309371), Greenwood

Applicant: Calvin Gough of Calvin Gough Limited

Chair: Mayor Dave Corkum

Date: March 31, 2026



MUNICIPALITY *of the*
COUNTY *of* KINGS

Purpose of the Meeting

- To inform the public of the application.
- To explain the planning policies that enable this application to occur.
- To receive preliminary feedback.
- No opinions have been formed on this application, and no decisions will be made tonight.
- Municipal Council will make the final decision through a majority vote at a later date.
- The meeting is not recorded; no minutes will be taken.
- Planner will take notes of the comments and feedback.



We value open communication and encourage respectful discussion.

The Municipality is committed to providing a safe and respectful space for staff and our attendees.

Abusive actions and language will not be tolerated and may result in the termination of the meeting to protect the well-being of all involved.



Public Information Meeting

Land use by-law map amendment/Rezoning

Tremont Mountain Road (PID 55309371), Greenwood

Planner: Alice Jacob



MUNICIPALITY *of the*
COUNTY *of* KINGS

1. Complete Application Received

2. Public Information Meeting (PIM)

3. Staff Review

4. Planning Advisory Committee(PAC)

5. First Reading

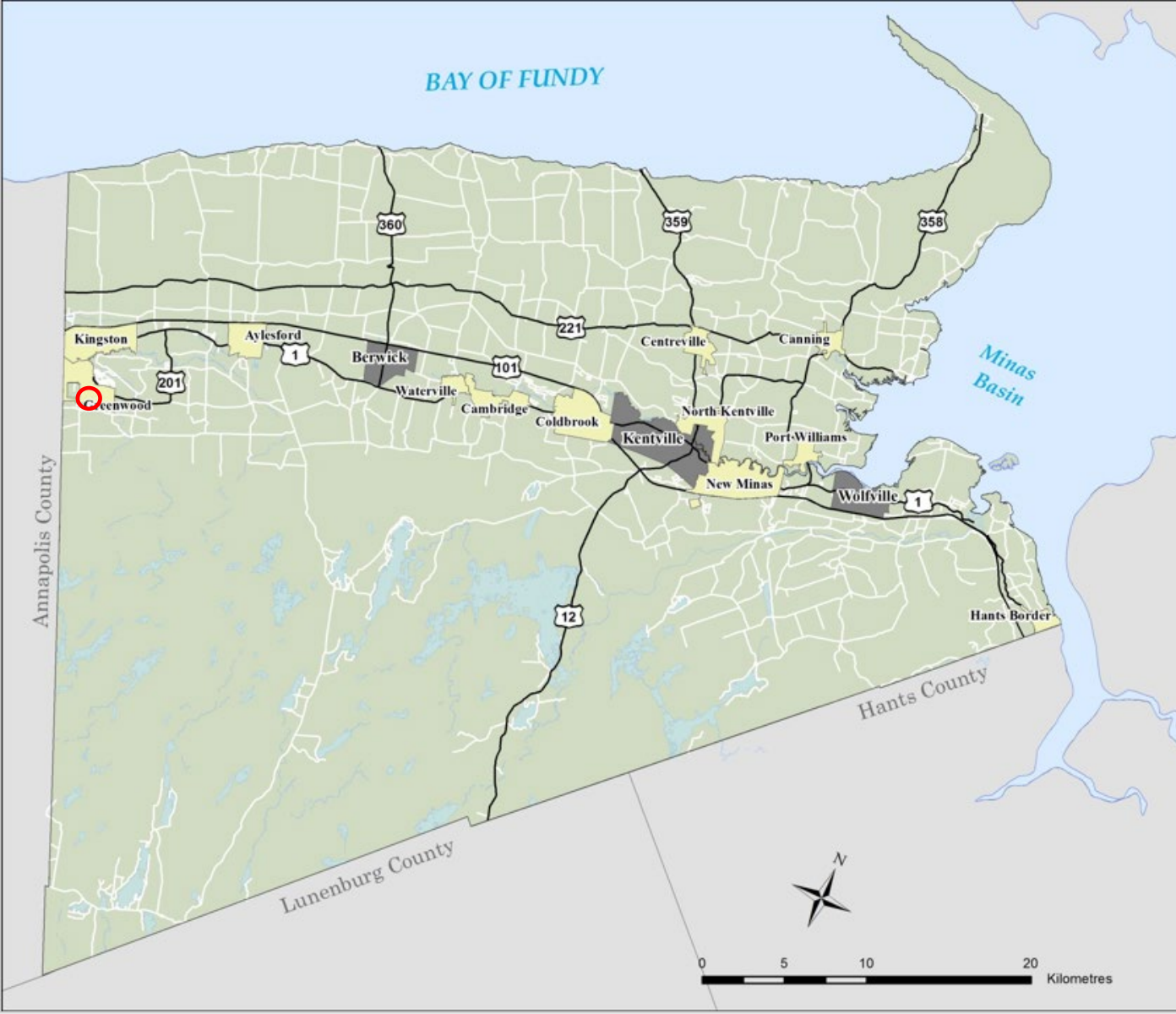
6. Public Hearing (PH)

7. Second Reading

8. 14-day appeal period

LUB Map Amendment





Location

**Tremont Mountain
Road (PID 55309371),
Greenwood**



Greenwood

Gough

Air Photo Map

File # 26-04



0 125 250 500 Feet

Source: Digital Property Records Database, NSGC (2021)



**Subject
Property**



Proposal

- Applicant intends to develop multi-unit dwellings on the property
- Current zoning: Residential One and Two Unit (R2) Zone
- Multi-unit dwellings not permitted as-of-right within R2 Zone
- Proposal to rezone to the Residential Mixed Density (R3) Zone
- R3 Zone permits multi-unit dwellings



Greenwood

Gough

Zoning Map

File # 26-04

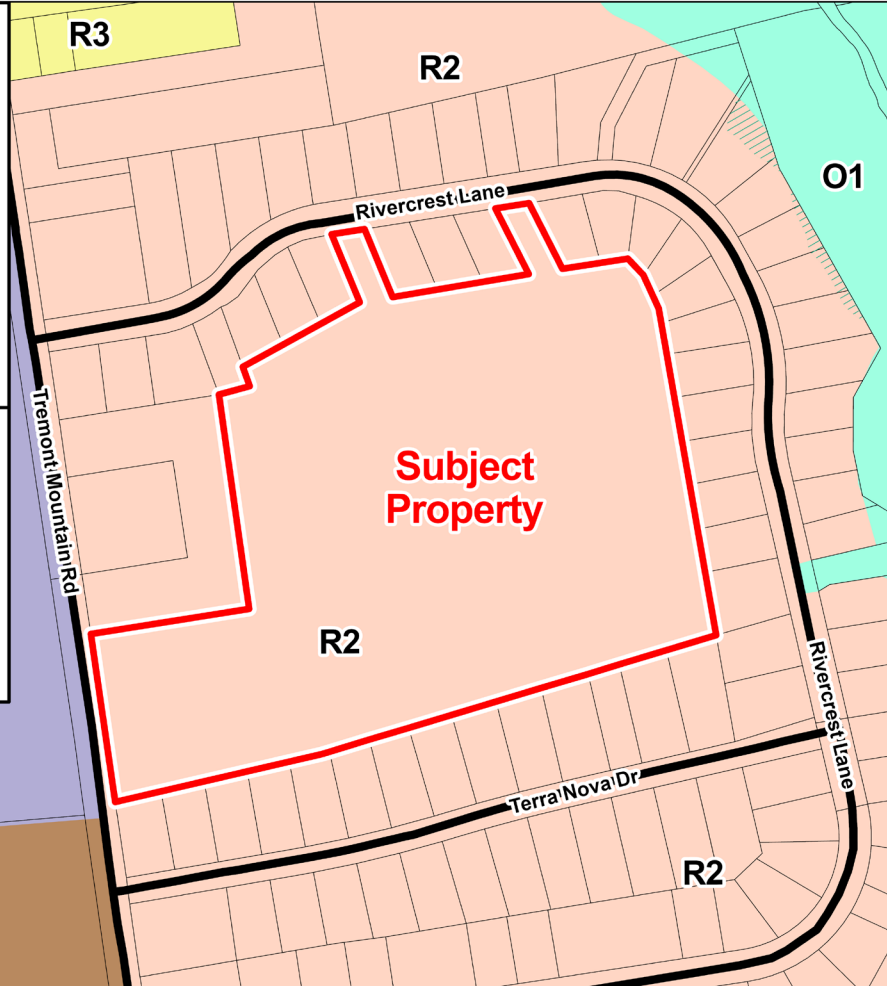


0 125 250 500 Feet

Source: Digital Property Records Database, NSGC (2021)

Zoning

- A2 - Rural Mixed Use
- R2 - Residential One and Two Unit
- R3 - Residential Mixed Density
- R5 - Comprehensive Neighbourhood Development
- O1 - Environmental Constraints
- ESA - Environmentally Sensitive Area Overlay



Current R2 Zone:

- One unit dwellings
- Two unit dwellings
- Semi-detached dwellings
- Grouped dwellings (group of one or two dwellings)



Greenwood

Gough

Zoning Map

File # 26-04

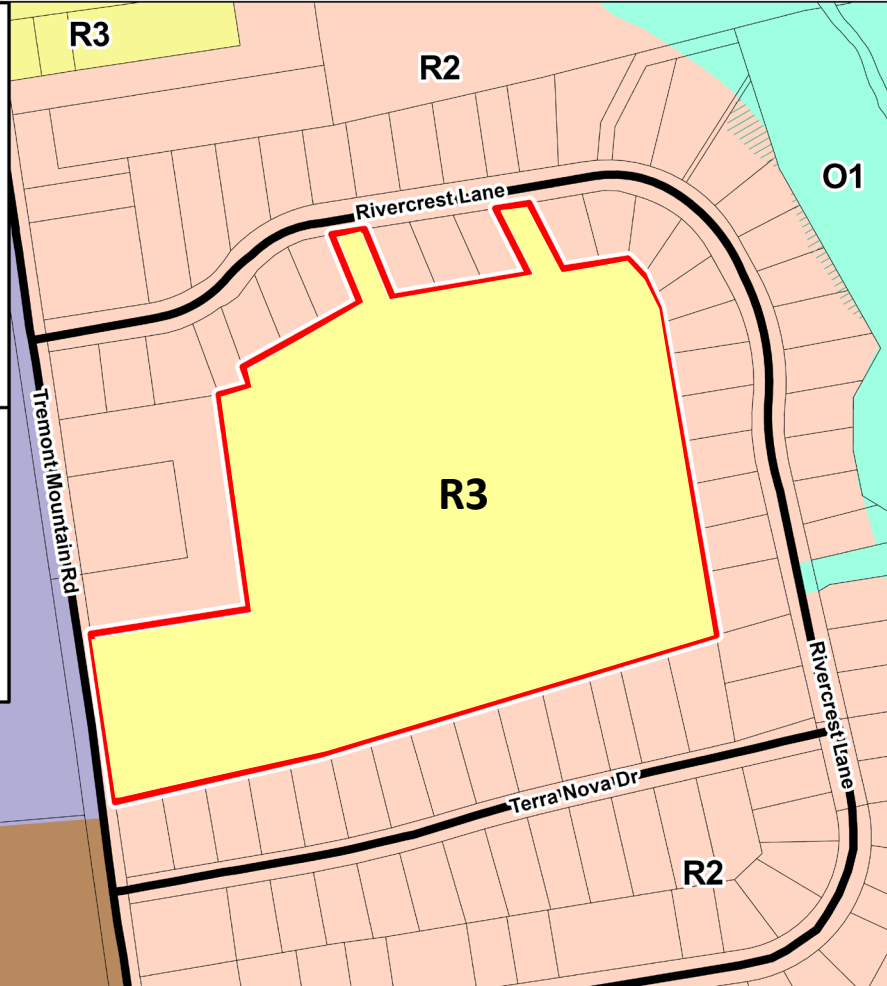


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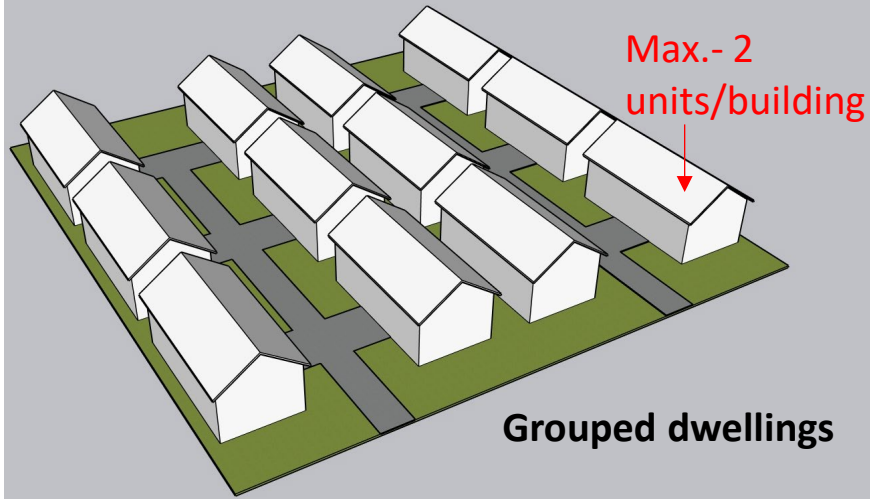
Proposed R3 Zone:

- All the above uses
- Townhouses
- Multi-unit dwellings (12 units/dwelling)



Proposal

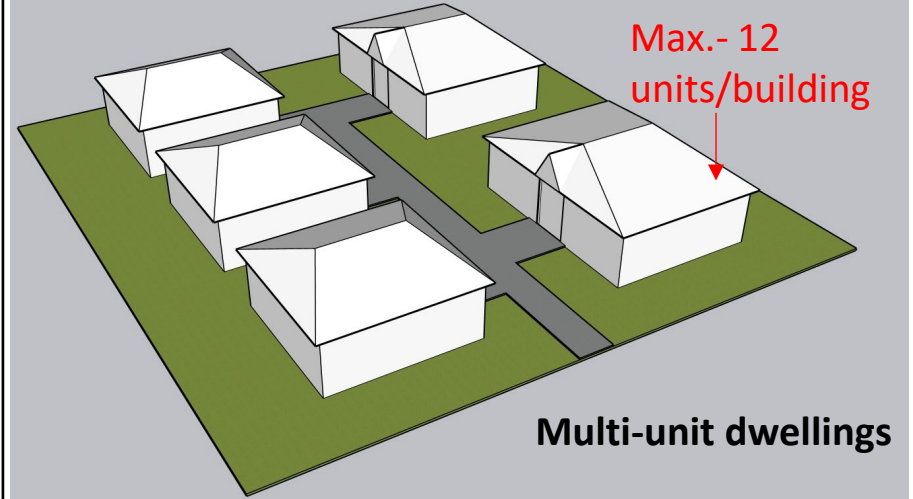
R2 Zone (Current Zone)



Requirements:

- Lot area: 2000 Sq. Ft./unit
- Height: 35 feet

R3 Zone (Proposed Zone)



Requirements:

- Lot area: 2000 Sq. Ft./unit
- Height: 35 feet



No changes to the total number of units permitted on a property

MULTI-UNIT CONCEPT SKETCH

CONCEPT SKETCH SHOWING
PROPOSED DEVELOPMENT OF
PID 55309371
LANDS CONVEYED TO
CALVIN GOUGH LIMITED

TREMONT MOUNTAIN ROAD
GREENWOOD
KINGS COUNTY



SCALE 1:2000
DATE: February 17, 2026
PLAN No. 2025526_SK3
LEGEND

POLE STAKE	PS	⊕
ANCHOR STAKE	AS	⊥
SURVEY MARKER	SM	•
IRON PIPE	IP	—
WITNESS	WT	—
FOUND	FD	—
UTILITY POLE	UP	—
OVERHEAD WIRES	OHW	—
NOT TO SCALE		
FIELD MEASUREMENT	F	—
PLAN MEASUREMENT	P	—
DEED MEASUREMENT	D	—
PROPERTY BOUNDARY		—

**DeWOLFE & MORSE
SURVEYING LIMITED**

PO BOX 520
MIDDLETON
NOVA SCOTIA
B0S 1P0

PID 55309371
CALVIN GOUGH LIMITED
DOCUMENT No. 126025270
AREA: 8.3 HA

- 4-unit dwellings
- 8-unit dwellings
- 12 unit dwellings



Greenwood

Gough

FLU Map




File # 26-04

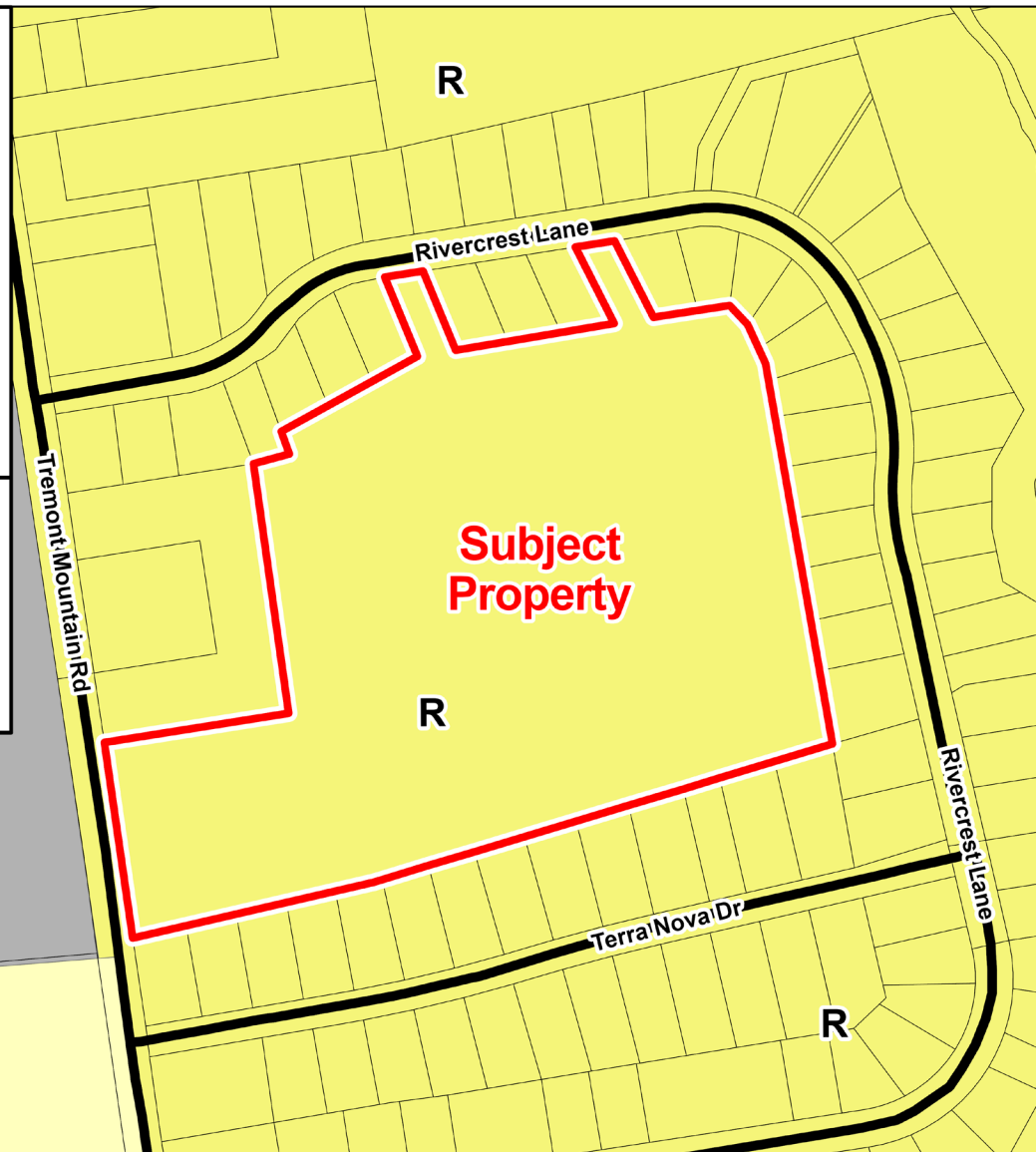


0 125 250 500 Feet

Source: Digital Property Records Database, NSGC (2021)

Future Land Use Designations

-  A - Agricultural Designation
-  Federal
-  R - Residential Designation



Enabling Policy

- **Policy 5.3.3** - enables Council to consider rezoning land from one zone enabled in a designation to another enabled within the same designation.
- The Residential One and Two Unit (R2) Zone and the Residential Mixed Density (R3) Zone are both enabled within the Residential Designation
- Council is able to consider the rezoning



Additional Policy

Policy 5.3.5 provides additional policy directions for rezonings

- Is the proposal consistent with the intent of the proposed zone?
- Are the impacts of the proposed use and other permitted uses within the new zone acceptable?
- Does it meet the general criteria?



General Criteria

MPS Policy 5.3.7 – General Criteria	Assessing Authority
The intent of the Municipal Planning Strategy	Municipality
Does the proposal conflict with any Municipal/Provincial programs, By-Laws, or regulations	Municipality
Financial Impact on the Municipality/Village	Municipality
Land use compatibility	Municipality
Adequacy and proximity of schools, recreation and community facilities	Municipality
Creation of traffic hazards or congestion	Municipality/ NSDPW (Provincial)
Adequacy of fire protection services and equipment	Kingston Fire Department
Adequacy of sewer and water services	Municipality
Potential for flooding or serious drainage problems	Municipality
Potential for pollution in the area	Municipality
Negative impacts on neighbouring farm operations	Municipality
Site suitability	Municipality



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6. Public Hearing

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8. 14-day appeal period

No decisions will
be made tonight

Municipal Council
makes the final
decision



Questions and Comments

- Please stand up and provide your name and address before you speak
- Meeting is not recorded, planner notes down comments
- Only comments linking back to Planning Policy may be considered for decision-making
- Attendees are requested to maintain a respectful environment



Questions and Comments

Alice Jacob, Planner

Planning and Development Services

Municipality of the County of Kings

902-690-6276

ajacob@countyofkings.ca

