Welcome Board

Why Are We Doing This?

We are looking to share information, seek feedback, answer questions. This is the beginning stage of our planning process so nothing is final. You will also have future opportunities to provide feedback.

Helpful Terms and Acronyms

MPS - Municipal Planning Strategy is a guiding document that outlines our long term vision for land-use, development and growth

LUB - Land Use By-law is a municipal regulation that governs how/what land can be used or developed in a specific area

DA - Development Agreement is a site-specific contract between a property owner and the Municipality that is approved by Council

ADU - Accessory Dwelling Unit is a secondary, self-contained living space on a residential lot

SECONDARY SUITE - Permitted second and third units in a dwelling, in the R1 Zone

AS-OF-RIGHT - A project that already meets the rules and regulations in the Municipality's Planning Documents and does not need rezoning or a DA

BUILT FORM - The height, size and overall shape of a building

INFILL - A building within unused or underutilized lands within existing built-up areas

DENSITY - The total number of houses that can be accommodated in a given area

What Happens Next:

1. Staff review during the summer of 2026
2. Follow-up Open House Information Session in Fall of 2026
3. Planning Advisory Committee Review
4. Public Participation Meeting
5. First Reading at Council
6. Public Hearing and Second Reading at Council
7. Provincial Review

Members of the public can participate during the open house in the fall, the public participation meeting that will be scheduled after Planning Advisory Committee as well as at the Public Hearing at Municipal Council.

Housing Accelerator Fund

What Is the Housing Accelerator Fund?

The Housing Accelerator Fund (HAF) is a federal program through Canada Mortgage and Housing Corporation (CMHC) that provides incentive funding to local governments and indigenous governments to create more housing. The fund provides financial support to municipalities to accelerate the development of affordable, diverse, and climate-resilient housing.

Kings’ Commitment

To meet the needs of the diverse communities within our boundaries, the Municipality’s Action Plan commits to 7 local project initiatives that intend to enable, incentivize and promote a variety of housing forms.

Funding

In 2024, the Municipality was the recipient of $5.9 Million through HAF. In 2026, another $595,000.00 was provided to the Municipality.

What HAF Allowed For:

October 3, 2023

Grouped dwellings were introduced to the R2 Zone and accessory dwelling units were introduced as permitted on residential lots within the Municipality’s 12 Growth Centres.

March 15, 2024

The number of units permitted per dwelling within the R3 Zone was increased from 8 to 12 and the number of permitted units per dwelling within the R4 Zone was changed from 16 to no limit.

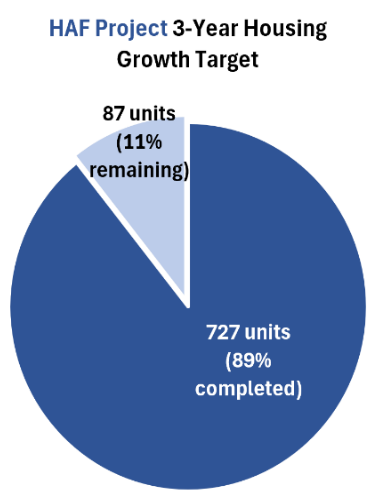
September 2, 2025

Amendments were approved to permit up to 4 units/lot within all urban residential zones.

What Now?

HAF still requires more units to be built out.

2023 MOK Housing Needs Assessment stated that 1,135 units would be required by 2027.



HAF has helped accelerate the goals of the Needs Assessment, but more units are still required to support our communities and avoid further shortage.

Currently at least 4 units permitted are permitted in zones that permit residential uses, but the building form is controlled (ex: one-unit dwelling, two secondary suites, and one accessory dwelling unit).

We are looking to simplify and streamline residential development, make more efficient use of existing services, and increase density where appropriate through determining how we can do the best infill.

Agriculture and Housing

Agriculture:

Over 80 percent of the lands located within the Municipality are outside of Growth Centre boundaries and have agriculture or resource extraction uses with limited residential and commercial uses on the coast and around freshwater lakes. Rural areas are primarily large tracts of uninterrupted land and are characterized as working landscapes that support the agricultural and resource extraction industries.

Statement of Provincial Interest: Agricultural Land

Goal: To protect agricultural land for the development of a viable and sustainable agriculture and food industry.

Basis: The preservation of agricultural land is important to the future of Nova Scotians. Agricultural land is being lost to non-agricultural development. There are land-use conflicts between agricultural and non-agricultural land uses.

Growth Centres:

The majority of Municipality residents live in Growth Centres – serviced areas in large part, with urban amenities such as central sewer and water, sidewalks, and recreation facilities. Growth Centres comprise vibrant neighbourhoods and are local and regional employment and commercial destinations. The continued development of Growth Centres maximizes existing infrastructure investment without imposing on rural areas.

Statement of Provincial Interest: Housing

Goal: To provide housing opportunities to meet the needs of all Nova Scotians.

Basis: Adequate shelter is a fundamental requirement for all Nova Scotians. A wide range of housing types is necessary to meet the needs of Nova Scotians.

Agricultural protection and Housing - Two sides of the same coin.

Planning is about identifying the capabilities of the land and assigning the best land use to it. The soils of the Annapolis Valley support agriculture. We all need to eat! We also need housing, commercial uses, industrial uses, recreation spaces, education facilities, medical and institutional facilities to provide our residents with the services and amenities they need. These uses are generally clustered in smaller areas where it is cost effective to provide common infrastructure (e.g. sewer, water, public transport).

Do we build a compact form and leave space for agriculture and the natural environment, or do we spread out and require our infrastructure to spread further?

Where is the point of balance?

If we don’t prioritize residential growth in our existing Growth Centres, where do we put it?

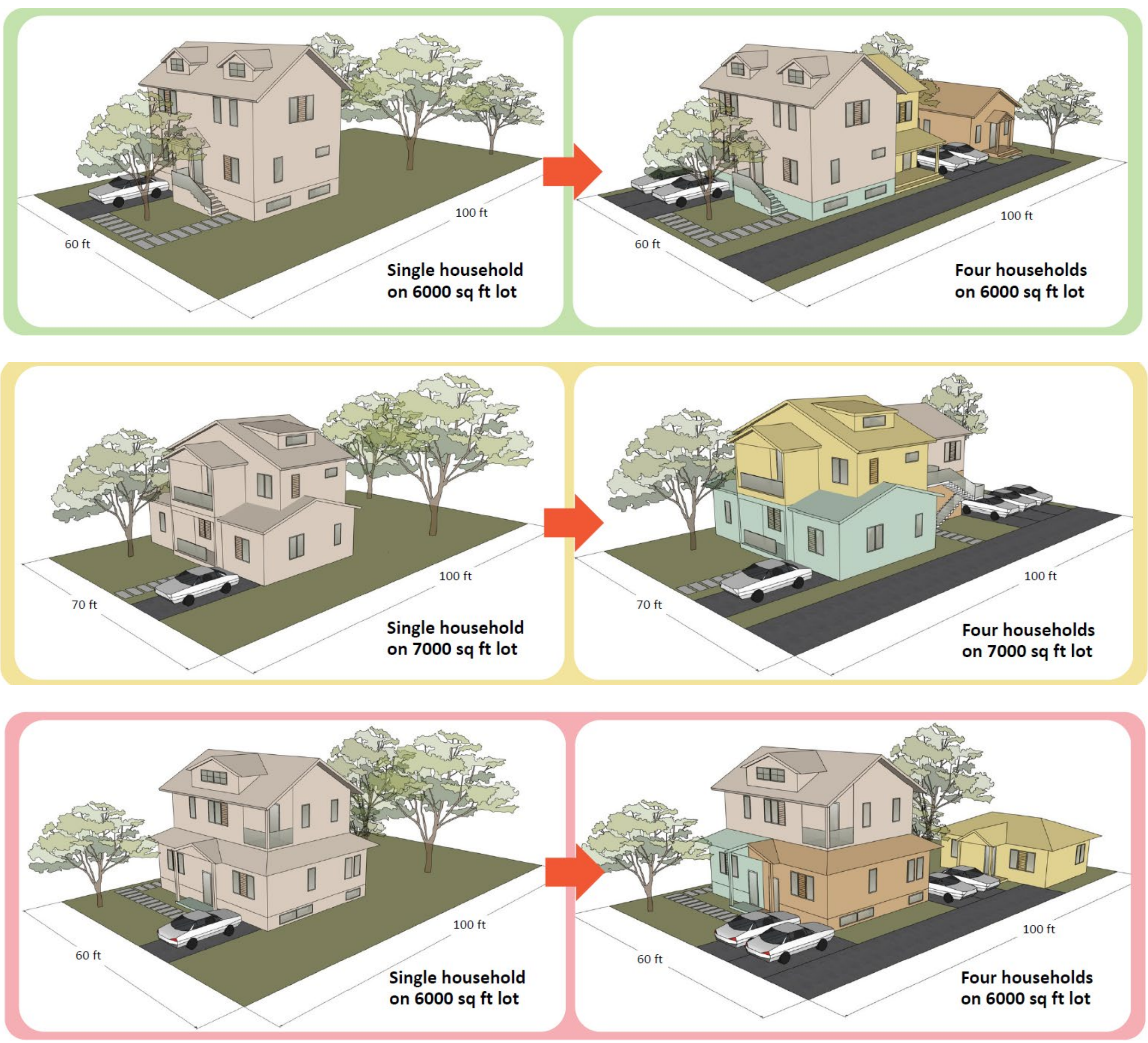
Visualizing Density

What is Gentle Density?

Gentle Density introduces small-scale housing such as duplexes, triplexes, fourplexes and ADUs within existing neighbourhoods. It allows more people to live in the same area while maintaining family scale and streetscape.

Visualizing Density on a 6,000 to 8,000 Square Foot Area

Picture Examples



What are the Benefits?

Meets Demand Without Major Disruption

- Adds housing units without requiring large-scale redevelopment or new land

Expands Housing Choices

- Provides a wider range of options for different incomes, household sizes, and life stages

Improves Affordability

- Increases housing variety and eases pressure on the single-family home market, creating more attainable options

Respects Neighbourhood Character

- Integrates new homes in a way that maintains the existing aesthetic and scale, avoiding abrupt changes

Uses Infrastructure Efficiently

- Leverages existing roads, utilities, and services; reducing the need for costly new infrastructure

Strengthens Communities

- Brings new residents into neighbourhoods, supporting local businesses and fostering more diverse and dynamic communities

Activates Underused Land

- Creates opportunities to add housing on existing underutilized lots

Supports Aging in Place and Family Connection

- Enables multi-generational living and helps residents stay in the neighbourhoods they know

Promotes Sustainable Growth

- Reduces urban sprawl and lowers emissions by focusing on development within established areas

Improves Access to Amenities

- Locates more people closer to schools, parks, transit, and community services

More Picture Examples of Four Households on a Lot

Where Do We Want to Promote Gentle Density?

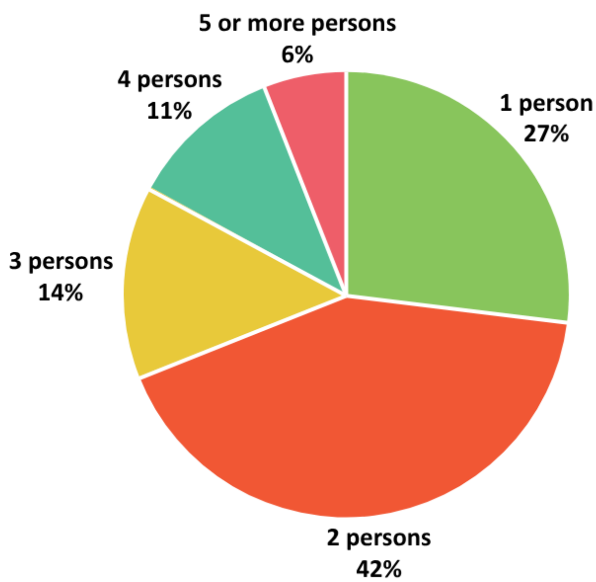
Low Density Neighbourhoods.

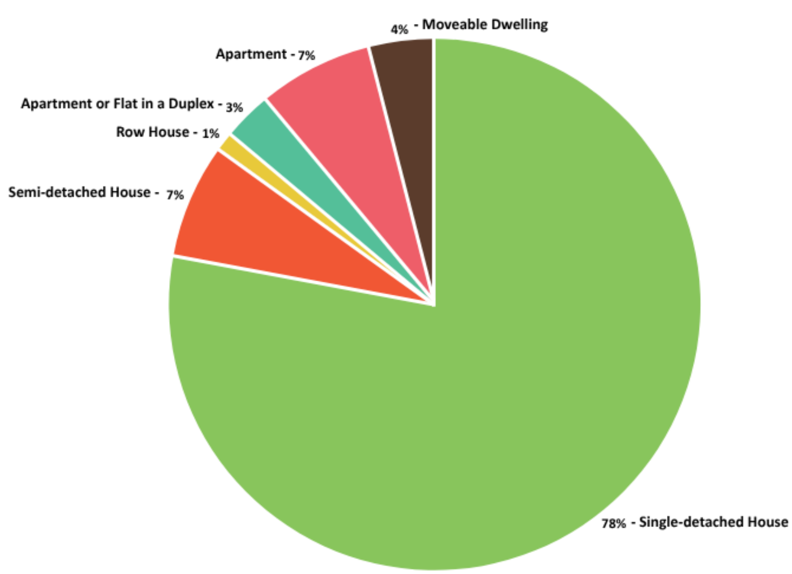
Why do we want to promote gentle density here?

Lot sizes within low-density residential neighbourhoods in Kings County typically range between 6,000 and 8,000 square feet and are generally developed with single-family dwellings. A significant number remain underutilized. Introducing gentle density can unlock capacity for additional housing while promoting more efficient use of land resources.

Canada has 7.8 million single-detached homes, most built decades ago for larger families and a different era. That model made sense when land was cheap and families were bigger, but today's reality is different:

- More Canadians are living alone or retiring.
- Population growth is accelerating.
- Young people, newcomers, and essential workers are being priced out of their communities.
- Existing homes are often too large, too expensive, or simply unavailable.





Questions to think about:

- How big is your property?
- Is it developed with a single dwelling?
- How much of your lot is actually being used?
- Could your property support more than one home?
- Could someone you know/family members live on your property if there were more units?

Visualizing Density on a 24,000 Square Foot Area

Same lot size of 24,000 square feet, with the same number of households, but created with different forms.

1.

2.

3.

4.

Density Does Not Always Mean High-rise:

Density refers to the total number of houses that can be accommodated in a given area. Concerns about overcrowding and infrastructure strain are valid, but well-planned density can create substantial social, environmental, and economic benefits.

Where do we want to promote higher density?

Near transportation corridors and close to essential services and amenities.

Why do we want to promote higher density here?

Locating housing near these areas encourages walking, biking, transit use and reduces transportation needs. It promotes a sustainable lifestyle and reduces carbon emissions.

Potential Benefits:

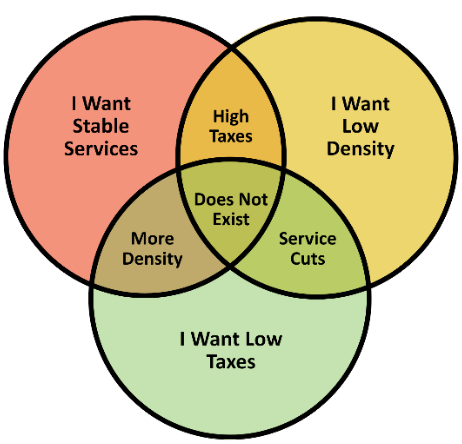
- Promotes environmental sustainability
- Improves public transportation
- Boosts economic vitality
- Increases housing affordability and diversity
- Makes better use of infrastructure and services
- Builds stronger, more vibrant communities

Infrastructure

Growth Centre boundaries are determined, in part, by the location of public sewer infrastructure. Municipal infrastructure is critical to the economic and social health of communities. Ensuring that infrastructure is appropriately sized for the level of development ensures cost effective operation, maintenance and replacement. Infrastructure that is too large for an area results in increased costs that are not sustainable in the long term and can result in lower quality infrastructure overall.

Municipal Planning documents direct the development of residential, commercial and industrial development to Growth Centres to ensure that infrastructure is sized appropriately to accommodate compact development that is vibrant, walkable, and provides the necessities of life in close proximity to where people live and work.

A main goal of the Housing Accelerator Fund is assist municipalities to provide infrastructure that can meet the current and future needs of residents. Providing cost effective and efficient infrastructure is more important than ever since much of the Municipality's infrastructure is close to the end of its lifespan. Impacts related to climate change in the form of extreme weather events can have significant impacts on infrastructure. Responsible development can ensure that the funds necessary for repairing and, ultimately, replacing infrastructure is available reducing municipal debt loads and avoiding property tax increases.



Statement of Provincial Interest

Goal: To make efficient use of municipal water supply and municipal wastewater disposal systems.

Basis: Unplanned and uncoordinated development increases the demand for costly conventional infrastructure.

Provisions:

- Encourage maximum use of existing infrastructure by enabling infill development on vacant land and higher density development.
- Directing community growth that will require the extension of infrastructure to areas where servicing costs will be minimized.

Let's Look at an Example…

Length of Road and sewer infrastructure: 300 metres

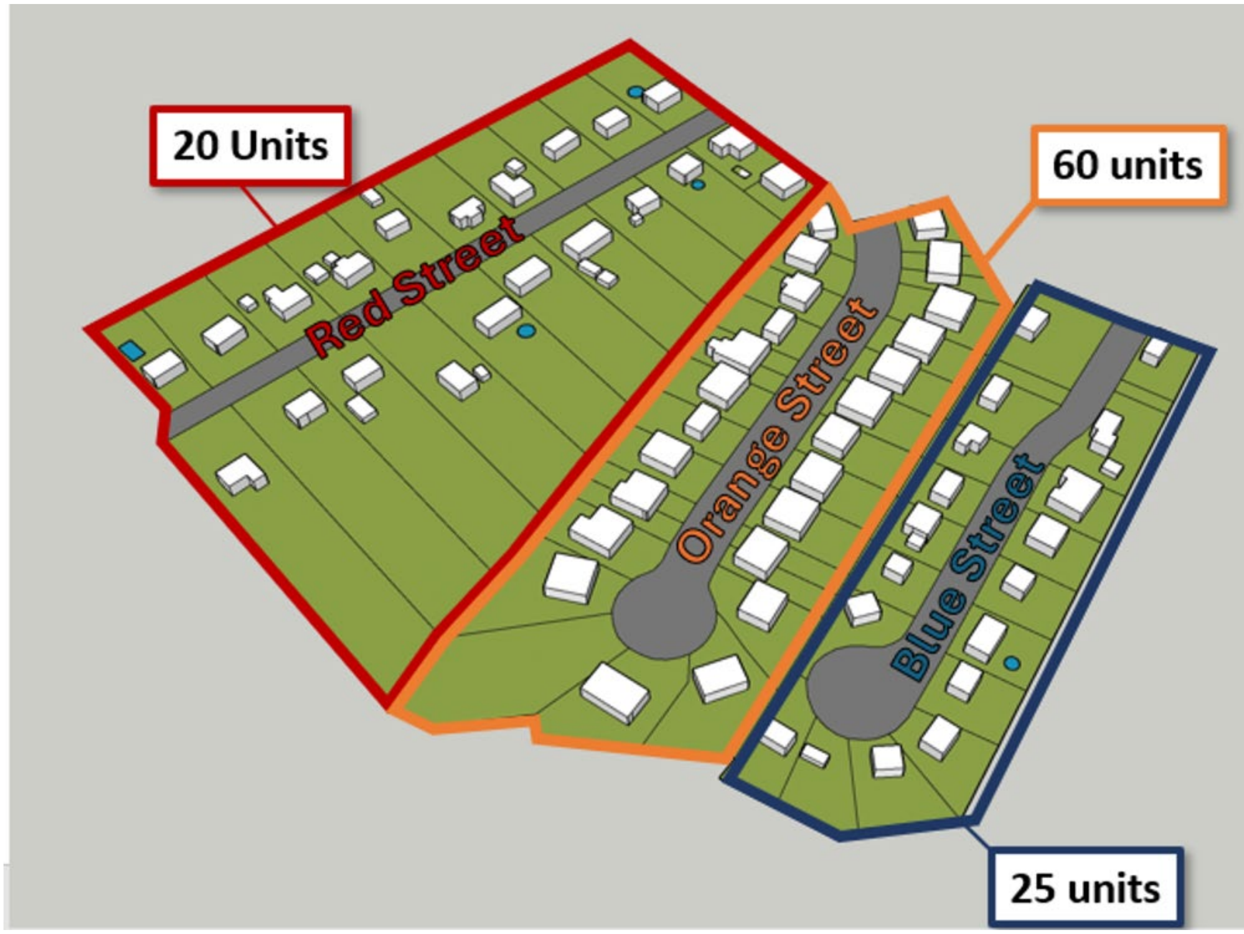
Annual cost per metre of infrastructure: $70 ($45 road, $25 sewer)

Annual Cost to maintain 300 metres road and sewer infrastructure: $21,000

Red Street share of cost per dwelling: $1,050

Orange Street share of cost per dwelling: $350

Blue Street share of cost per dwelling: $600


20 Units
Red Street
60 units
Orange Street
Blue Street
25 units