

MUNICIPAL MEMOS

Options for Secondary Housing Units in Growth Centres

There are many options to consider if you're interested in building a new housing unit on a residential property in one of the Municipality's 12 Growth Centres.

As of 2024, secondary living units are allowed in all residential zones in these designated Growth Centres: Aylesford, Cambridge, Canning, Centreville, Coldbrook, Greenwood, Hants Border, Kingston, New Minas, North Kentville, Port Williams and Waterville.

Your backyard build, expansion or in-home conversion may qualify for funding available through the provincial Secondary and Backyard Suite Incentive Program or federal Canada Secondary Suite Loan Program.

Please check with Municipal staff before you get started to discuss options for your property and apply for your permits. **Planning and Development staff can be reached at 902-690-6152.** Regular operating hours are Monday to Friday from 8:30 a.m. to 4:30 p.m.



Secondary living units can be attached or inside the primary residence. Accessory Dwelling Units are fully detached. Based on the property, options could include the following:

- Upper level or lower level unit
- Converted garage or basement
- Loft above the garage
- Backyard unit

Pre-Fabricated Homes

Did you know factory-built homes are permitted in all zones that allow residential uses? Pre-fabricated homes offer many benefits, including cost certainty, fewer inspections, and guaranteed labour.



Only flush human waste and toilet paper.

What You Flush Matters

Help protect sewer equipment and prevent problematic odours and destructive clogs. Learn more about What Not to Flush here: www.countyofkings.ca/regionalsewerupdates



Never pour fats, oils and grease down the drain.

Register for Your 2025 Dog Tags

The Municipality's Dog By-law requires every dog owner to register their pet. It's only \$10 to register a dog that is spayed or neutered. Registering a canine companion helps Animal Control Officers reconnect owners with lost or injured pets. For more information, visit www.countyofkings.ca or call 902-678-6141.

Select Permit Fees Temporarily Waived

The Municipality is waiving building permit and sewer connection fees for eligible construction projects proposing the creation of new residential units. Examples of eligible construction projects include:

- New dwellings with two or more units
- New standalone Accessory Dwelling Units (ADUs)
- New residential units in an existing dwelling
- New residential units in a commercial building

Building permit and sewer connection fees will still apply for the construction of one-unit dwellings and recreational cabins.

The average building permit savings will range from \$250 to \$350 for a two-unit dwelling, \$800 to \$1,100 for an eight-unit dwelling, \$2,100 for an 18-unit dwelling, and \$9,500 for a 60-unit dwelling. Sewer fees are typically \$175 per dwelling.

Municipal Council recently agreed to waive building and sewer permit fees for projects described above until February 2027 to encourage the development of new residential units in the Municipality. Council also agreed to waive the Municipality's \$50 fee for residential solar projects to promote the development of greener communities. The costs associated with waiving select building, sewer connection and residential solar permit fees will be covered by Housing Accelerator Fund (HAF) funding from the Government of Canada.

It is anticipated the \$5.9 million awarded to the Municipality through the federal HAF program will be paid out in four installments spanning a three-year period ending in February 2027. If any unexpected changes result in the discontinuation of forecasted HAF funding, Municipal Council will revisit the decision to waive the fees listed above.

Contact a Customer Service Representative to learn if the building permit, sewer connection, or residential solar fees will be waived for your project: call 902-690-6152 or email inspections@countyofkings.ca.

DEVELOPMENT



Free pre-approved plans for Accessory Dwelling Units are available online. Visit www.countyofkings.ca/ADU


Multi-Unit Developments

The Municipality is now allowing more units in buildings on single lots in multi-unit zones (R3 and R4) located in Growth Centres. Developers considering new apartment units are encouraged to call Planning and Development staff to learn more about the recent changes and new housing opportunities.

STAY CONNECTED

Don't miss out on daily, weekly and monthly updates the Municipality shares online.

- For news about programs and services, follow @KingsCountyNS on **Facebook** or **X** (Twitter) and check back with our website often: **www.countyofkings.ca**
- For Recreation news and events listings, follow "**Municipality of Kings Recreation Services**" on **Facebook**.
- To receive monthly updates about municipal news, services, recreation listing, job postings - and more - by email, **subscribe to MOK Today**. Just email athompson@countyofkings.ca.



Aylesford Lake Beach opens in mid-June

We're working on summer Recreation camps, events, and programming. You can register for year-round Recreation activities online here: www.countyofkings.ca/registration

BURSARY OPPORTUNITY FOR 2025 HIGH SCHOOL GRADS

Graduates living in the Municipality can apply for a \$1,000 bursary.



**Apply by
May 15, 2025**

FOR MORE INFORMATION OR TO APPLY:
www.countyofkings.ca/bursary or email: bursary@countyofkings.ca

Council Contact Information

Mayor Dave Corkum	mayor.corkum@countyofkings.ca	902-690-6132
District 1 Councillor Everett MacPherson	councillor.macpherson@countyofkings.ca	902-698-3951
District 2 Councillor Doug Gates	councillor.gates@countyofkings.ca	902-300-9548
District 3 Councillor Robbie Hiltz	councillor.hiltz@countyofkings.ca	902-389-1221
District 4 Councillor Riley Peckford	councillor.peckford@countyofkings.ca	902-321-3232
District 5 Councillor Tim Harding	councillor.harding@countyofkings.ca	902-670-6484
District 6 Councillor Bob Best	councillor.best@countyofkings.ca	902-679-2031
District 7 Councillor Emily Lutz	councillor.lutz@countyofkings.ca	902-300-1776
District 8 Councillor Christina Sappington	councillor.sappington@countyofkings.ca	902-670-1096
District 9 Councillor Peter Allen	councillor.allen@countyofkings.ca	902-692-1552

Visit www.countyofkings.ca/government/council/ and click on the "Meet your Mayor and Council" icon to find online profiles and district maps. If you want help identifying your district of residence by phone, call 1-888-337-2999.



MUNICIPALITY of the
COUNTY of KINGS

KINGStimes

Updates from the Municipality of the County of Kings



Members of the 2024-28 Municipal Council: Coun. Bob Best, Coun. Tim Harding, Coun. Everett MacPherson, Deputy Mayor Riley Peckford, Coun. Emily Lutz, Mayor Dave Corkum, Coun. Christina Sappington, Coun. Robbie Hiltz, Coun. Doug Gates and Coun. Peter Allen.

MESSAGE FROM THE MAYOR: IT'S AN EXCITING TIME FOR MUNICIPAL COUNCIL

Thank you for the opportunity to serve as your Mayor. I'm fortunate to be surrounded by a team of elected officials who bring an impressive range of professional and personal experiences, talents and knowledge to discussions about services, programs, facilities, infrastructure, and issues that matter in the Municipality of the County of Kings.

It is often said that municipal government is the level of government that is closest to the people. Members of Council live and work in and around the communities we serve. We're out in the community in our professional roles and personal lives. Decisions about how the Municipality can meet local needs are made locally, and all are welcome to attend Municipal Council meetings. Saying that, we can always strive to do better.

The Municipality is directly responsible for a variety of assets and programs supporting core services, including but not limited to: eight wastewater treatment plants providing wastewater collection and treatment for 18 communities between Greenwood and Hants Border, two water utilities (one owned, one operated), municipal parks and trails, recreation, Community Grants, a network of municipal roads and sidewalks, enforcement services (Building Code, Municipal By-law, Fire Code, Land-Use) - and the list goes on!

The Municipality of the County of Kings is the third most populated municipality in Nova Scotia. Annual financial plans must account for: mandatory multimillion-dollar payments to the Province for education and policing, financial contributions supporting 13 local Fire Departments, funding strengthening inter-municipal services provided by Valley Waste, Kings Transit, Valley Community Fibre Network and the Valley Regional Enterprise Network, and funding for several external service providers (such as Annapolis Valley Regional Library and Valley Search and Rescue). We work closely with our Village partners and the Towns of Berwick, Kentville and Wolfville.

This spring is an exciting time for your 2024-2028 Municipal Council. We're setting the Municipality's goals and priorities for the next four years. Please don't be shy to contact me if you have ideas. I'm proud to maintain an open-door policy as your Mayor. You can reach me in office at 902-690-6132, or after hours at 902-680-6125.

Best wishes to all,

Mayor Dave Corkum

