



**Municipality of the
County of Kings
BY-LAW 106
LAND USE BY-LAW**

**Adopted by Municipal Council:
November 21, 2019**

**Amended and Approved by the Minister of
Municipal Affairs:
March 5, 2020**

Amended to February 4, 2025

Organization of Municipality of the County of Kings Land Use By-law

The following is intended for reference and does not form part of the Municipality of the County of Kings Land Use By-law

The Land Use By-law regulates the use of land and buildings in the Municipality of the County of Kings by type, location and intensity, and by setting procedural requirements for permit applications to develop property.

The Land Use By-law implements the Municipality's land use policies, in the Municipality of the County of Kings Municipal Planning Strategy; however, it is the responsibility of the applicant or property owner to ensure compliance with all applicable municipal, provincial and federal legislation.

As a reference document, the Land Use By-law's Table of Contents is an important index. The By-law is organized in five (5) parts that group sections with related information. The five (5) parts are as follows:

PART 1: INTRODUCTION contains basic information on the legal framework of the By-law.

PART 2: LAND USE ZONES contains Zoning Maps, permitted uses and general subdivision and development standards for each zone. Overlays outline regulations that may apply to specific areas in the Municipality in conjunction with the zone regulations. The official Zoning Maps identify overlay areas as well as the zones. The Zoning Maps and Overlays are also available on the Municipal website at www.countyofkings.ca.

PART 3: DEVELOPMENT REGULATIONS contains general regulations that apply to uses and development. These regulations supplement those in the Part 2 and are generally cross-referenced.

PART 4: PROCESS provides information on the Municipality's development application procedures.

PART 5: DEFINITIONS define uses and terms in the Land Use By-law to assist in the interpretation.

Using the Land Use By-law to determine zoning and regulations for a Specific Lot

1. To determine the zoning regulations applicable to a specific lot, you must first find the site on the official Zoning Maps. The appropriate map will show the land use zone that applies to the site. It will also show if the site is subject to an overlay.
2. Look up the corresponding regulations. Start with the Land Use Zones (Part 2). The zone identifies what uses are permitted and may be subject to additional conditions and contains development standards that apply to the uses, such as density and lot requirements. Information on overlays that may apply to the lot is also contained in Part 2.
3. Look up the General Regulations (Part 3). The General Regulations apply to all lots in all zones and provide information on requirements including, lot and development standards, parking requirements and sign requirements. The Alternative Energy Generation Regulations apply to the Wind Turbine Overlay.

4. Refer to Part 4: Process and Part 5: Definitions for additional information.
5. Discuss your proposed land use or development with a development officer from the Municipality.
6. For properties located in the Grand Pre area, refer to the Grand Pre Heritage Conservation District Plan, By-law and Guidelines to determine if they are applicable.

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