



MUNICIPALITY *of the*
COUNTY *of* KINGS

PUBLIC HEARING

Tuesday, April 1, 2025

6:00 P.M.

Council Chambers

AGENDA

1. Call Meeting to Order
2. Business
 - a. Application to rezone a property located on Prospect Rd (PID: 55199145), New Minas (File #24-10, Alice Jacob) 2
 - b. Application to rezone the property located at 5329 Prospect Road (PID 55199129), New Minas (File #24-16, Alice Jacob) 4
3. Adjournment

Accommodations are available for this meeting, please submit your request at:

www.countyofkings.ca/accommodationsrequest

THE MUNICIPALITY OF THE COUNTY OF KINGS

REPORT TO MUNICIPAL COUNCIL

Subject: **Public Hearing – Land Use By-law Map Amendment in New Minas**
Application to rezone a property located on Prospect Road (PID 55199145), New Minas, from the Highway Commercial (C5) Zone to the Mixed Commercial Residential (C3) Zone.
File: 24-10 (Mark Redmond)

From: Planning and Development Department

Date: April 1, 2025

Background

Mark Redmond has applied to amend the Land Use By-law ('LUB') map to rezone a property located on Prospect Road (PID 55199145), New Minas from the Highway Commercial (C5) Zone to the Mixed Commercial Residential (C3) Zone to enable the development of multi-unit dwellings on the subject property.

The Staff Report and draft Land Use By-Law map amendment were reviewed by the Planning Advisory Committee (PAC) at its meeting on February 11, 2025. At this meeting, the Committee forwarded a positive recommendation to Council.

On March 4, 2025, Municipal Council gave First Reading to the proposed Land Use By-Law map amendment and forwarded it on to this Public Hearing. The proposed Land Use By-Law map amendment is attached as Appendix A.

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 amendment by giving it Second Reading at the Municipal Council meeting immediately following this Public Hearing. If approved, a Notice of Passing will be posted to the Municipal Website, at which time a 14 day appeal period becomes effective.

Appendix A
Proposed Land Use By-law Map Amendment (By-law 106)

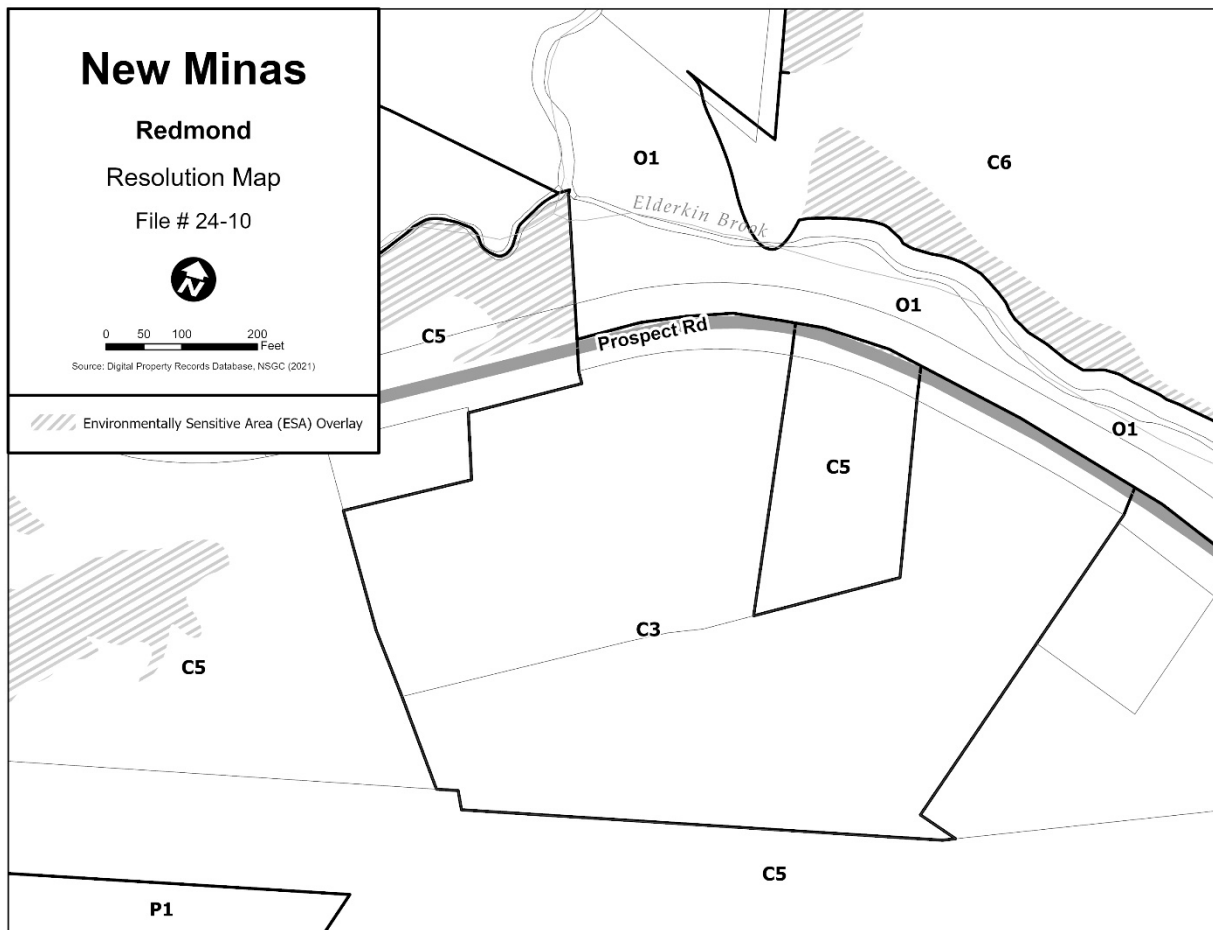
THE MUNICIPALITY OF THE COUNTY OF KINGS

AMENDMENT TO BY-LAW 106
COUNTY OF KINGS LAND USE BY-LAW

Land Use By-Law Map Amendment to rezone the property located on Prospect Road (PID: 55199145), New Minas from the Highway Commercial (C5) Zone to the Mixed Commercial Residential (C3) Zone.

BY-LAW 106 Land Use By-law

1. Amend Map 9 New Minas, to rezone PID: 55199145, from the Highway Commercial (C5) Zone to the Mixed Commercial Residential (C3) Zone, as shown on the inset copy of a portion of Map 9 below.



THE MUNICIPALITY OF THE COUNTY OF KINGS

REPORT TO MUNICIPAL COUNCIL

Subject: **Public Hearing – Land Use By-law Map Amendment in New Minas**
Application to rezone a property located at 5329 Prospect Road (PID 55199129), New Minas from the Highway Commercial (C5) Zone to the Mixed Commercial Residential (C3) Zone.
File: 24-16 (James Martell)

From: Planning and Development Department

Date: April 1, 2025

Background

James Martell has applied to amend the Land Use By-law ('LUB') map to rezone the property located at 5329 Prospect Road (PID 55199129), New Minas from the Highway Commercial (C5) Zone to the Mixed Commercial Residential (C3) Zone to enable multi-unit residential development on the subject property.

The Staff Report and draft Land Use By-Law map amendment were reviewed by the Planning Advisory Committee (PAC) at its meeting on February 11, 2025. At this meeting, the Committee forwarded a positive recommendation to Council.

On March 4, 2025, Municipal Council gave First Reading to the proposed Land Use By-Law map amendment and forwarded it on to this Public Hearing. The proposed Land Use By-Law map amendment is attached as Appendix A.

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 amendment by giving it Second Reading at the Municipal Council meeting immediately following this Public Hearing. If approved, a Notice of Passing will be posted to the Municipal Website, at which time a 14 day appeal period becomes effective.

Appendix A
Proposed Land Use By-law Map Amendment (By-law 106)

THE MUNICIPALITY OF THE COUNTY OF KINGS

AMENDMENT TO BY-LAW 106
COUNTY OF KINGS LAND USE BY-LAW

Land Use By-Law Map Amendment to rezone the property located at 5329 Prospect Road (PID 55199129), New Minas from the Highway Commercial (C5) Zone to the Mixed Commercial Residential (C3) Zone.

BY-LAW 106 Land Use By-law

1. Amend Map 9 New Minas, to rezone PID: 55199129, from the Highway Commercial (C5) Zone to the Mixed Commercial Residential (C3) Zone, as shown on the inset copy of a portion of Map 9 below.

