



**TOWN OF KENTVILLE
PLANNING ADVISORY COMMITTEE
AGENDA
May 13, 2026, 4:00 p.m.**

1. Call to order
2. Approval of the agenda
3. Approval of the minutes – April 22, 2026
4. Business arising from the minutes
 - a. Plan Review – Review of Assumptions on Growth re: Housing
5. Presentations
 - a. None
6. New Business
 - a. 172 Main Street Rezoning - Map Amendments to LUB
 - b. Heritage Bylaw – Review of Heritage Property Map and Plaques
 - c. Plan Review – Provincial Statements of Interest – Introduction to Flood Mapping
7. Standing Items:
 - a. Heritage Planning (Item 6(b))
 - b. Plan Review (Item 4(a) & 6(c))
8. Next meeting date – June 10, 2026
9. Adjournment



**TOWN OF KENTVILLE
PLANNING ADVISORY COMMITTEE
Meeting Minutes: April 22, 2026
Town Hall, 354 Main Street, Kentville Nova Scotia**

CALL TO ORDER AND ROLL CALL

This meeting was held in Council Chambers and was called to order by Andrew, moved by Ziolkowski and seconded by Maxwell at 5:05 pm.

PRESENT

Councillor Cathy Maxwell, Councillor John Andrew, Jakub Ziolkowski, and Carol Goodwin.

Staff Representatives: Recording Secretary Ben Croll, Director of Planning & Development Darren Shupe, Mayor Zebian, and Acting Chief Administrative Officer Dave Bell.

REGRETS

Councillor Cate Savage

APPROVAL OF THE AGENDA

Approval of the agenda moved

APPROVAL OF THE MINUTES

Approval of the minutes moved

NEW BUSINESS

- (a) **Home-Based Business - Text Amendments to LUB**

Shupe provided a presentation regarding a LUB text amendment regarding HBBs. The proposal is to allow HBB to conduct one-on-one classes to up to 8 people.

Andrew read the recommended motion which including moving option 2. Moved by Maxwell and seconded by Zebian.

This begun the discussion:

- Maxwell mentions there is too big of a discrepancy between the required 2 parking stalls, but up to 8 students. Maxwell recommends that any required parking above 2 must be provided by the business owner.
- Goodwin mentions that there is already sufficient on-street parking. If it is a more traffic heavy area, then there should be "no parking" signs installed on the street.
- Bell, as Traffic Authority, is not concerned about any excess on-street parking and supports the recommended motion.
- Ziolkowski brought up snow clearing or winter condition bans. Bell says that is for overnight parking and should not affect HBBs.
- Zebian mentions that it is not just a one-time situation. Some HBBs may have up to 8 students all day long. He then recommends option 3.
- After further discussion, option 3 became the preferred choice and recommended by all members.

The amendment was moved to adopt option 3 instead of option 2 by Maxwell and seconded by Zebian.

(b) Concurrent Construction - Text Amendments to MPS and LUB

Shupe provided a presentation regarding the MPS and LUB amendments regarding concurrent construction. The proposal is to allow the construction of Non-Occupied Dwellings before Final Subdivision has been granted.

Andrew read the recommendation. Moved by Zebian and seconded by Goodwin.

This begun the discussion:

- Goodwin inquired as to which zones the proposed amendments would apply. Croll advised that the amendments would be limited to specific residential zones and provided a review of the zoning map.
- Andrew questioned the potential risks to the Town and the extent to which such developments could become problematic. Shupe and Croll clarified that the associated risks would rest solely with the developer.

The motion was put to a vote and carried unanimously.

(c) Program-Based Housing - Text Amendments to MPS and LUB

Shupe provided a presentation regarding the MPS and LUB amendments regarding Program-Based Housing (PBH).

Andrew read the recommendation. It was moved by Zebian and seconded by Goodwin.

This begun the discussion:

- Maxwell expressed concerns regarding the placement of PBH within residential zones, particularly the R3 Zone, noting it is predominantly occupied by young families with children. She indicated that permitting up to eight rooms without sufficient controls could create negative impacts in the area and recommended strengthening the definition.
- PAC engaged in broader discussion regarding the regulation of people and families vs land use, and the extent of the Town's jurisdiction.
- Goodwin inquired about the origin of the PBH definition. Shupe confirmed the definition was developed internally. Goodwin recommended revising the language by replacing the first "may" with "must" to strengthen the provisions.
- Zebian noted there appeared to be significant overlap between the definitions of PBH and Emergency Shelters, questioning the distinction between the two uses. He further asked, "If not in the R3 Zone, then where?"
- Maxwell disagreed that there was overlap between the definitions and provided clarification. Goodwin expressed agreement with Maxwell's position.
- Zebian added that operational and management standards would ultimately be the determining factor in the success of such uses.
- Maxwell stated that if children in the R3 Zone are to be exposed to PBH, then consistency should be applied across all residential zones. She emphasized that families in the R3 Zone should not be discriminated against.
- Andrew agreed with the need for fairness but noted that PBH must be subject to some form of control. He acknowledged that no option would be without challenge and that the current recommendation could face opposition if moved forward.
- Maxwell suggested that the Town consider acquiring property to establish a dedicated zone for PBH.
- The discussion shifted to Emergency Shelters, with Zebian suggesting that PBH and Emergency Shelters be considered as separate amendments.
- Andrew recommended consulting with the Mayor of Berwick, noting similar challenges in that municipality. He emphasized that outcomes depend significantly on management and support systems and requested that the report be referred back to Town staff for further refinement.
- Zebian noted that staff have been working on the matter for several months and indicated that the file has reached a point where limited additional refinement is possible. He stated the options were to either abandon the proposal or proceed.

- It was acknowledged that proceeding may not be well received; however, a location for such uses must be identified. Advancing the matter would allow for public input, which could assist PAC in further deliberations.

The motion was put to a vote and was carried with 4 in favour and 1 opposed.

(d) Heritage Bylaw - Review of Amendments and Process

Shupe provided a presentation regarding the amendments and current process regarding the Heritage Bylaw. Shupe asked if any members of PAC had any questions:

- Maxwell wanted to confirm that the registry for the Town of Kentville and not Provincial, which it is.

Andrew read the motion and it was approved by Maxwell and seconded by Goodwin.

This begun the discussion:

- No discussion was made

The motion was put to a vote and carried unanimously.

(e) Plan Review - Provincial Statements of Interest - Housing

Shupe provided an overview of the Plan Review process, including what to expect in future meetings, timelines, objectives, and the role of PAC in supporting the Plan Review. He then commenced the presentation on the current focus area of the Plan Review, being housing.

Prior to reviewing the mapping materials, Shupe asked whether the Committee supported the general direction of the review and whether housing should remain the primary focus. This led to a broader discussion regarding planning considerations related to future growth and development.

Committee members raised the following comments and questions:

- Andrew asked whether parkland and green space would be considered as part of future housing growth to ensure adequate recreational and open space for new residents.

- Goodwin inquired whether environmental constraints, specifically floodways, had been considered in the preparation of the maps.

- Andrew asked whether expropriation could be considered, where appropriate, to ensure adequate servicing for growth areas, including sewer, water, as well as social and health services.

- Maxwell inquired whether residential zoning could be revised to encourage mixed-use development, higher densities, and a greater range of housing options.
- Andrew requested that existing industrial lands be maintained and not converted to residential uses. Maxwell agreed.
- Maxwell suggested that zoning changes should be focused primarily on undeveloped lands, while developed areas should remain unchanged.
- Andrew asked Shupe to share his vision for future growth, specifically regarding the role of Donald E. Hiltz Connector Road. Shupe advised that he believes Donald E. Hiltz will play a significant role in future growth and could ideally function as a second main street through the Town. This resulted in further discussion regarding potential connections, traffic flows, and surrounding development opportunities associated with the future arterial road.

Following discussion, it was agreed that the map would be referred back to staff for further review. Staff will return at the next meeting with proposed growth areas and a preliminary vision for housing development to provide the Committee with a stronger foundation for continued discussion.

NEXT MEETING DATE

The next meeting is scheduled for May 13, 2026 at 4pm.

ADJOURNMENT

Meeting was adjourned at 7:16 pm

Development Growth Layer – Methodology and Assumptions

Planning Advisory Committee Staff Report

Meeting Date: May 13, 2026
Department: Planning and Development
Strategic Priority: Housing and Planning

RECOMMENDATION

THAT the Planning Advisory Committee receive this report for information and provide feedback on the Development Growth Layer methodology and assumptions.

1. Purpose

The purpose of this report is to present the methodology used to develop the Development Growth Layer, which organizes residentially designated lands into projected development timeframes. This layer is intended to support the Municipal Planning Strategy (MPS) review by providing a spatial and policy-informed framework for understanding where and when residential growth is most likely to occur.

2. Background

As part of the Growth and Environment phase of the MPS review, staff have developed a mapping-based analytical tool to:

- Identify logical areas for near-, medium-, and long-term growth;
- Align growth expectations with infrastructure capacity; and
- Integrate environmental constraints into land use decision-making.

The Development Growth Layer builds on existing land use designations and overlays them with infrastructure and environmental data to produce a phased growth outlook.

3. Methodology Overview

The Development Growth Layer was created by grouping residentially designated lands into three projected development timelines:

- 0–10 Years (Short-Term Growth)
- 10–20 Years (Medium-Term Growth)
- 20–30 Years (Long-Term Growth)

This classification is based on three primary factors:

1. Road Network Hierarchy (Arterial vs. Collector vs. Local Roads)
2. Availability of Municipal Services (Water and Sewer)
3. Environmental Constraints (Slope and Flood Risk)

Together, these factors provide a structured approach to identifying where development is most likely to occur first, and where it is more appropriately deferred over the longer term.

4. Key Assumptions and Criteria

4.1 Road Network as a Growth Framework

Arterial and collector roads were used as the primary organizing structure for growth, reflecting their role in supporting higher traffic volumes and improved connectivity.

- **Major Collector Roads:**
Lands adjacent to major collector roads were prioritized for **0–10 year growth**, particularly where municipal services are available.
- **Minor Collector Roads:**
Lands adjacent to minor collectors were generally assigned to the **10–20 year growth horizon**, depending on servicing conditions.
- **Local Roads:**
Lands accessed primarily by local streets were assigned to the **20–30 year horizon**, reflecting lower capacity and more limited connectivity.
- **Arterial Roads:**
For the partially constructed section of the Donald E. Hiltz Connector Road, the north side of the road was deemed appropriate for **0-10 year growth**. The south

side of the road was deemed appropriate for **10-20 year growth** primarily due to the higher requirements for servicing.

This approach aligns with planning principles that direct growth toward areas with stronger transportation infrastructure and network efficiency.

4.2 Municipal Water and Sewer Servicing

The presence of municipal water and sewer services was treated as a key enabling factor in determining development timing.

- **Serviced and Serviceable Lands:**
Prioritized for earlier development (0–10 or 10–20 years), as they can support growth without significant infrastructure expansion.
- **Unserviced or Isolated Lands:**
Assigned to the 20–30 year horizon, recognizing that development would require future infrastructure investment.

This assumption reflects both financial considerations and growth management objectives, encouraging efficient use of existing infrastructure.

4.3 Environmental Constraints

Environmental data layers were applied as exclusionary criteria to remove lands with significant development limitations.

The following areas were excluded from the Development Growth Layer:

- Lands intersecting with 25% or greater slopes;
- Lands within the Floodway Overlay.

These areas were removed based on the assumption that development approval would be unlikely due to safety, regulatory, and environmental considerations.

This approach is consistent with the Statement of Provincial Interest Regarding Flood Risk Areas, which emphasizes limiting development in flood-prone areas to protect public safety and reduce long-term risk.

5. Growth Classification Summary

Growth Horizon	Typical Characteristics
0–10 Years	Serviced and/or serviceable lands adjacent to major collector roads; strong connectivity; minimal constraints; includes north side of partially constructed Donald E. Hiltz Connector Road
10–20 Years	Lands near minor collectors or partially serviced areas; moderate infrastructure readiness; includes south side of partially constructed Donald E. Hiltz Connector Road
20–30 Years	Lands on local road networks; limited servicing; or more isolated from core infrastructure
Excluded Areas	Floodway Overlay and steep slopes ($\geq 25\%$); low likelihood of development approval

6. Limitations and Considerations

The Development Growth Layer is a strategic planning tool, not a regulatory instrument. It is based on a set of simplifying assumptions and should be interpreted accordingly.

Key considerations include:

- It does not account for market conditions or landowner intentions;
- It assumes current infrastructure capacity without detailed engineering analysis;
- It does not assign density or unit yield (zoning);
- It may evolve as new infrastructure investments are made.

As such, the layer should be viewed as a directional model rather than a precise forecast of development timing.

7. Policy Implications

The Development Growth Layer provides a foundation for:

- Aligning future land use policy with infrastructure investment;

- Identifying priority areas for servicing expansion;
- Supporting decisions related to phasing, connectivity, and growth management;
- Integrating environmental constraints into long-term planning.

It also supports broader discussions regarding how Kentville can accommodate housing growth while minimizing exposure to environmental risk.

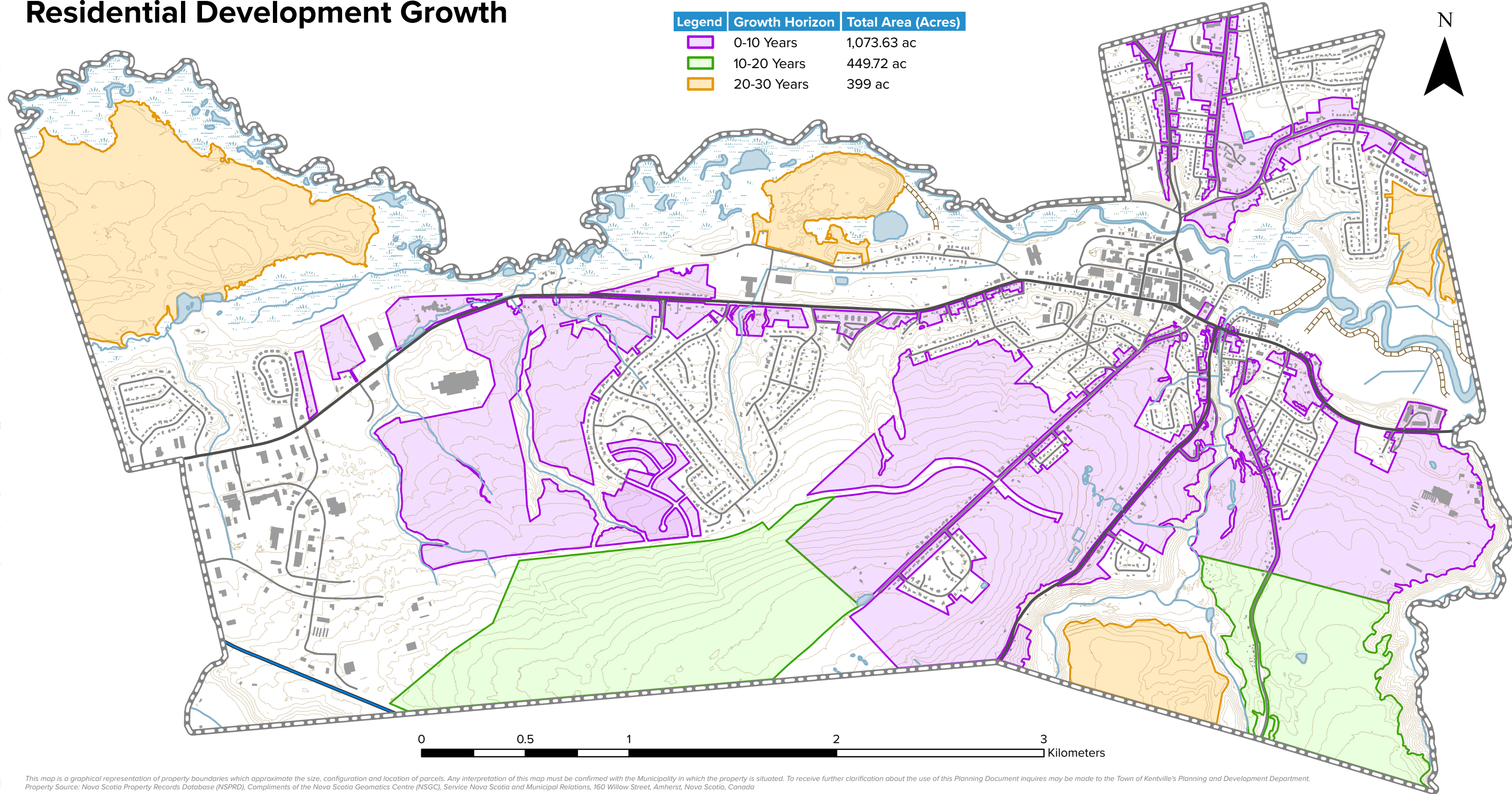
8. Next Steps

Based on feedback received from the Planning Advisory Committee, staff will refine the Development Growth Layer methodology and associated assumptions as necessary.

The updated Growth Layer and supporting framework will then be used as a key input to the public engagement phase scheduled for Fall 2026, where it will support communication of anticipated growth patterns and facilitate discussion on future land use directions.

Residential Development Growth

Legend	Growth Horizon	Total Area (Acres)
█	0-10 Years	1,073.63 ac
█	10-20 Years	449.72 ac
█	20-30 Years	399 ac



This map is a graphical representation of property boundaries which approximate the size, configuration and location of parcels. Any interpretation of this map must be confirmed with the Municipality in which the property is situated. To receive further clarification about the use of this Planning Document inquires may be made to the Town of Kentville's Planning and Development Department.
 Property Source: Nova Scotia Property Records Database (NSPRD), Compliments of the Nova Scotia Geomatics Centre (NSGC), Service Nova Scotia and Municipal Relations, 160 Willow Street, Amherst, Nova Scotia, Canada

Recommendation for the Amendment of the Land Use Bylaw Regarding the Rezoning (Map Amendment) of 172 Main Street (PID 55290803)

Staff Report

Meeting Date: May 13, 2026
Department: Planning and Development

FOR RECOMMENDATION

RECOMMENDATION

THAT Council Advisory Committee:

Recommends to Council to give First Reading to the proposed map amendments to the Land Use Bylaw to rezone 172 Main Street (PID 55290803) from the One and Two Unit Dwelling (R2) Zone to the Medium Density Residential (R3) and direct staff to schedule a Public Hearing.

BACKGROUND

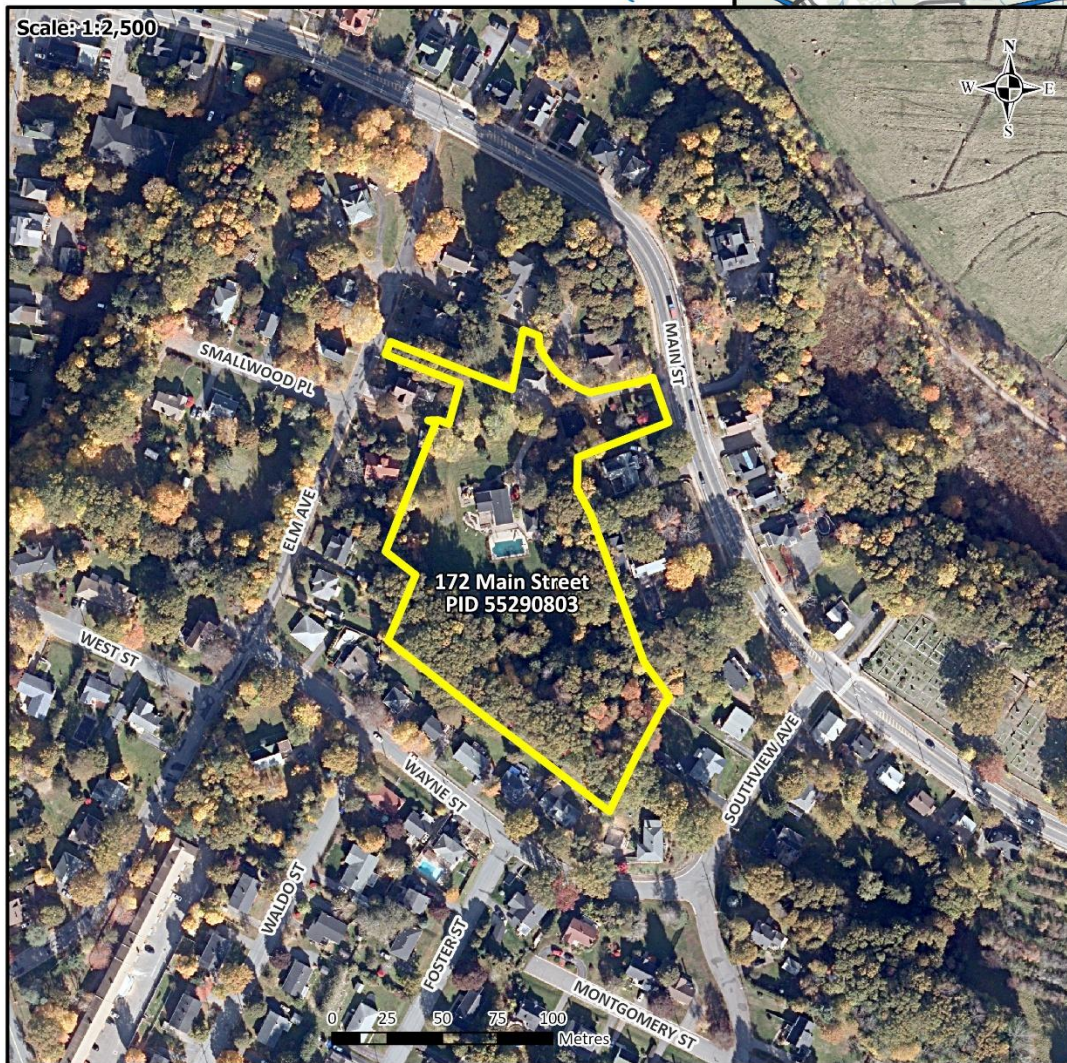
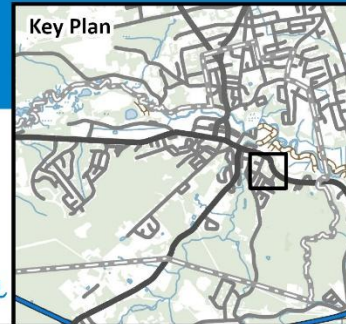
Brighter Community Planning and Consulting has applied on behalf of the property owners to rezone 172 Main Street (PID 55290803) from the One- & Two-Unit Dwelling (R2) zone to a Medium Density Residential (R3) zone so that the site may be marketed for a future medium-density residential property. (Figure 1)

The property is designated Residential in a primarily residential neighbourhood apart from several Institutional-designated properties further southeast (Oak Grove Cemetery, Agricultural Research Station) (Figure 2).

Adjacent properties are primarily zoned R2 and R3 on the east side and Single-Unit Dwelling (R1) on the east and south sides (Figure 3).

Aerial Imagery Map 172 Main Street, PID 55290803

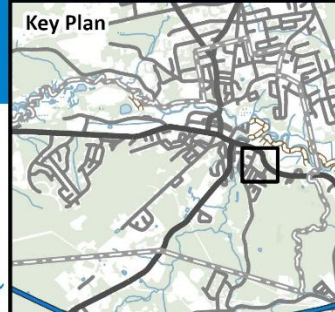
 172 Main Street



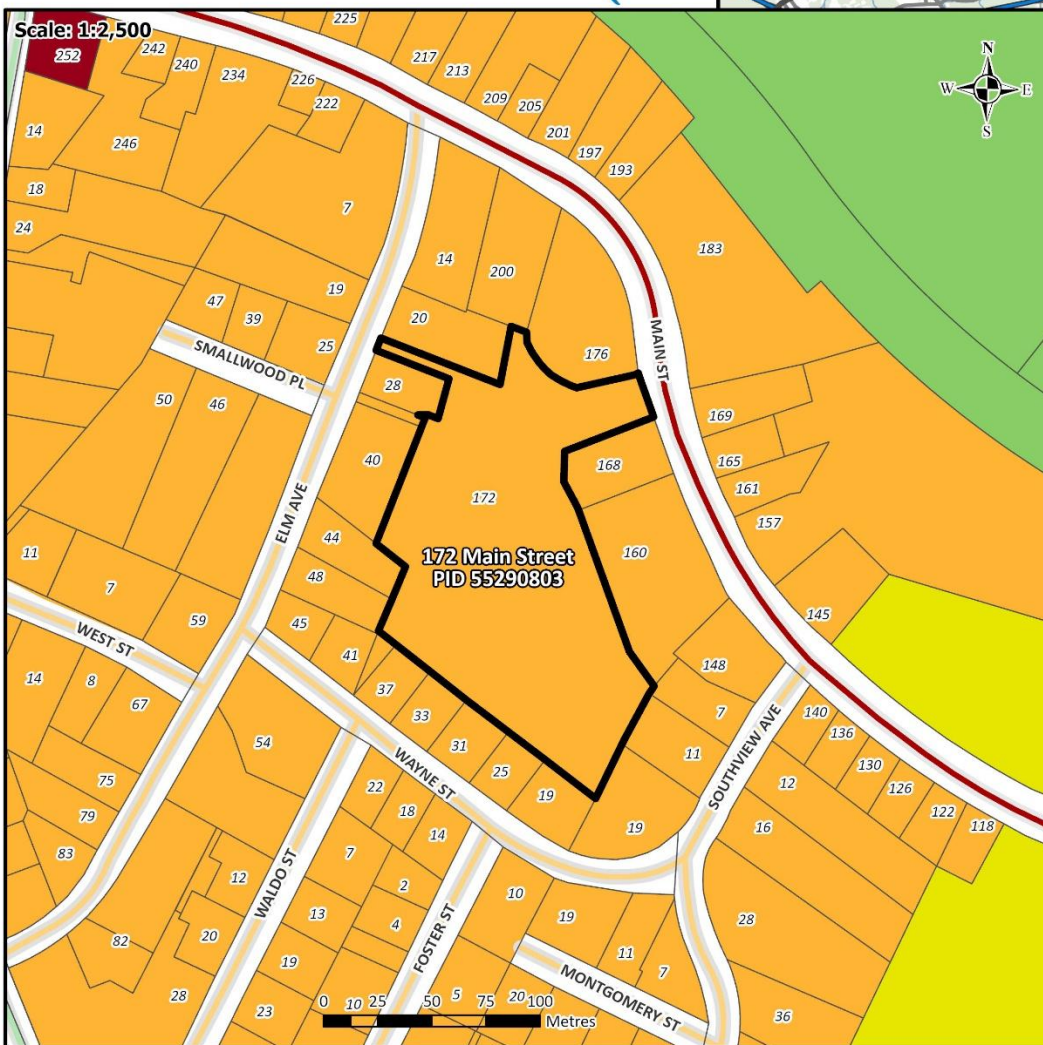
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Figure 1: Area Context Map

General Future Land Use Map 172 Main Street, PID 55290803



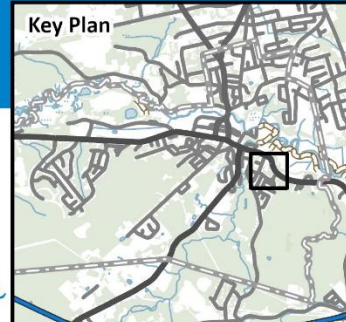
172 Main Street	Road Classifications	Generalized Future Land Use
Property Lines	Major Collector	Commercial
	Collector Highway	Parks and Open Space
	Local Street	Residential
		Institutional



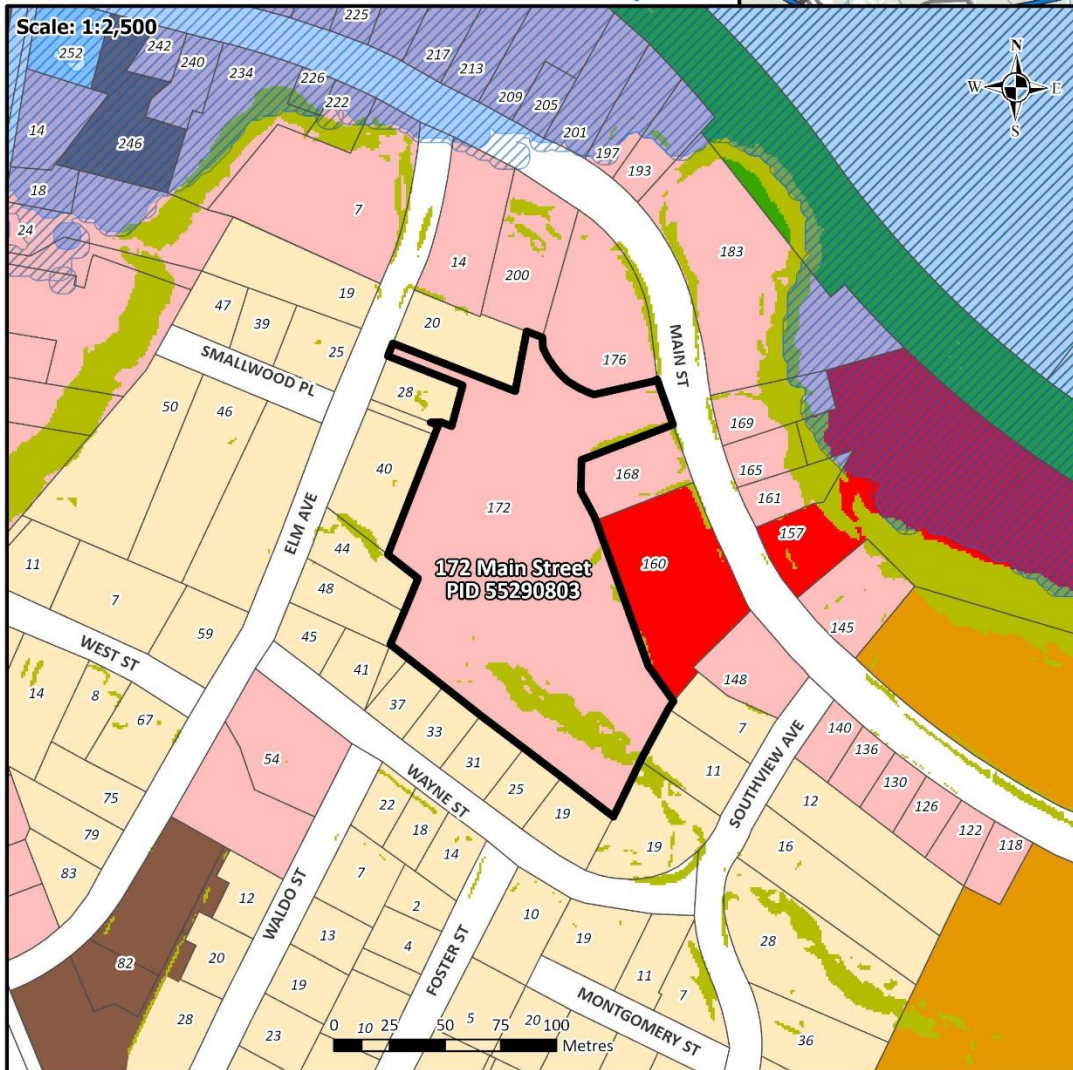
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Figure 2: Land Use Designation Map

Zoning Map 172 Main Street, PID 55290803



- | | |
|---------------------------------------|------------------------------|
| C1 - General Commercial | P - Park and Open Space |
| R1 - Single Unit Dwelling Residential | FW - Floodway Overlay |
| R2 - One and Two Unit Dwelling Res | FF - Floodway Fringe Overlay |
| R3 - Medium Density Residential | Slope >25% |
| R4 - High Density Residential | 172 Main Street |
| O1 - Conservation | Property Lines |
| I - Institutional | |



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Figure 3: Zoning Map

POLICY ANALYSIS

Municipal Planning Strategy

General Development

MPS Section 3.2.2 Housing/Residential states that:

The housing objectives of this Strategy strive to facilitate a mix of quality housing types which reflect the diversified needs, income levels, ages and lifestyles of Town residents. A further objective of this strategy is to achieve a greater proportion of the regional housing market within the Town. The policies will address issues such as affordability, quality design, alternative housing needs and density in all residential areas while maintaining the character of existing residential neighborhoods within the town.

The proposed rezoning is to facilitate alternative housing needs.

Policy GD-4 (c) supports compact development as being a means to create efficient additional density with existing infrastructure:

Policy GD-4 *It shall be the intention of Council* to ensure that growth and development within the Town is efficient and cost effective by:

- a) Limiting development in un-serviced areas of the Town;
- b) Concentrating new development in adequately serviced and properly planned areas; and
- c) Encouraging and facilitating infill development on underutilized and existing undersized lots within the built up area of Town.

15.9.2.1 Rezoning Application Requirements

Policy IM-7 provides a set of three conditions under which a rezoning application can be considered (in addition to it not being specifically prohibited in the Plan):

Policy IM-7 *It shall be the intention of Council* to consider amendments to the map of the Land Use By-law when the proposed zoning change is not specifically prohibited within this Plan and at least one of the following three conditions is true:

- a) the proposed zone is enabled by this Plan for use within the same designation.
- b) a non-conforming use appears to have been created by an inadvertent administrative oversight in the Municipal Planning Strategy and Land Use By-law preparation process, resulting in a property being zoned inconsistent with stated policies in this Plan; or
- c) the land to be rezoned is adjacent to a designation that permits the proposed use.

The proposed rezoning, from One and Two Unit Residential (R2) zone to Medium Density Residential (R3) zone, satisfies Policy IM-7 (a) in that they are both within the Residential designation. The proposed zoning change is also not specifically prohibited in the MPS. This allows the proposed map amendment to be considered.

15.9.2.2 Evaluative Criteria for Rezoning's

Policy IM-9 *It shall be the intention of Council*, therefore, to take into account the other potential development scenarios that may be permitted as a result of a proposed zone change when evaluating a rezoning application.

Rezoning from R2 to R3 represents a moderate increase in density (permitting buildings of up to 8-units) and a more efficient use of existing Town infrastructure. The lot dimensions are such that a future development proposal could allow multiple 8-unit buildings.

Land Use Bylaw

The Subject Property meets the minimum lot area and frontage requirements for the R3 zone.

Public Participation Review

A Public Participation Meeting was held on May 5, 2026 to provide residents with the opportunity to comment on the proposed planning amendments. The meeting included a staff presentation outlining the purpose of the amendments, the relevant policy context, and the anticipated impacts on development patterns. Approximately 22 people attended the meeting. The following key questions, comments, and discussions emerged from the session:

Questions and Responses

Question: Would Program-Based Housing (PBH) be permitted on the subject property if rezoned?

Response: Staff advised that an amendment is currently underway to permit PBH within the R3 Zone. Should both that amendment and this proposed rezoning receive Council approval, PBH would become a permitted use on the subject property.

Question: Could staff elaborate on the reference to “underutilized areas” within the applicable policy?

Response: Staff explained that the subject property is four acres in size and currently contains a single-unit dwelling. From both a land-use and municipal servicing perspective, the property has the capacity to accommodate additional development, thereby allowing for more efficient use of the land.

Question: Will a decision be made during the Public Hearing?

Response: Staff clarified that no decision would be made at the Public Hearing. Council’s decision will occur at Second Reading following the Public Hearing. The purpose of the Public Hearing is to provide an additional opportunity for public input.

Question: How much of the subject property is considered developable?

Response: Staff noted that certain areas of the property contain steep slopes, which will most likely limit development potential. However, without a formal site plan or development proposal, it is not possible to determine the exact developable area.

Question: Given that there are two access points to the property, which would serve as the primary access?

Response: Staff advised that the primary access would be from Main Street, with the Elm Street access potentially serving as emergency access, if required.

Question: What is considered adequate buffering?

Response: Staff reviewed the specific buffering requirements and criteria that would be assessed through the Site Plan Approval process.

Question: What is Site Plan Approval, and can decisions be appealed?

Response: Staff provided an overview of the Site Plan Approval process, including examples of the criteria established under the Land Use Bylaw. Staff further explained that decisions related to Site Plan Approval may be appealed and outlined the applicable appeal process.

Question: In general, how many applications are approved?

Response: Staff explained that applications are reviewed for compliance with the Town’s policies and Land Use Bylaw requirements. Where an application is compliant, approval is likely; however, final approval rests with Council.

Question: Is this rezoning part of a broader municipal vision, such as a Neighbourhood Plan?

Response: Staff advised that there is currently no active Neighbourhood Plan. However, the Town is presently undertaking a Plan Review, which will consider the broader vision and long-term goals for the Town.

Question: Will Parks and Recreation be involved in this process?

Response: Staff noted that rezoning applications do not require involvement from Parks and Recreation, though consultation may occur, if deemed necessary.

Question: How long has the property been zoned R2?

Response: Staff advised that the property was rezoned from R1 to R2 as part of the 2019 Plan Review.

Question: Is there policy language related to preserving neighbourhood character?

Response: Staff acknowledged that the current planning documents contain some conflicting language regarding neighbourhood preservation and housing growth objectives. While the R1 Zone has limited upzoning potential through existing policy, there is limited language relating to other residential zones.

Question: Would a shadow analysis be required for future development?

Response: Staff explained that, through the Site Plan Approval process, the Development Officer has the authority to require a shadow analysis where appropriate.

Question: Are there height restrictions for development on the property?

Response: Staff advised that there are currently no height restrictions in the Town of Kentville. Recent development in Ryan's Park, which includes an eight-storey building, has been guided by fire servicing capabilities.

Question: Is the subject property adequately serviced for R3 development?

Response: Staff noted that the property is currently serviced for a single unit dwelling. Any future development proposal would require review to ensure that adequate municipal servicing is provided.

Question: Could a cul-de-sac be constructed on the property?

Response: Staff indicated that it is unlikely a roadway meeting municipal specifications could be constructed on the property.

Question: Could the property be subdivided?

Response: Staff advised that subdivision would not be feasible, as each lot is required

to have a minimum frontage of 50 feet, and the subject property contains less than 100 feet of frontage.

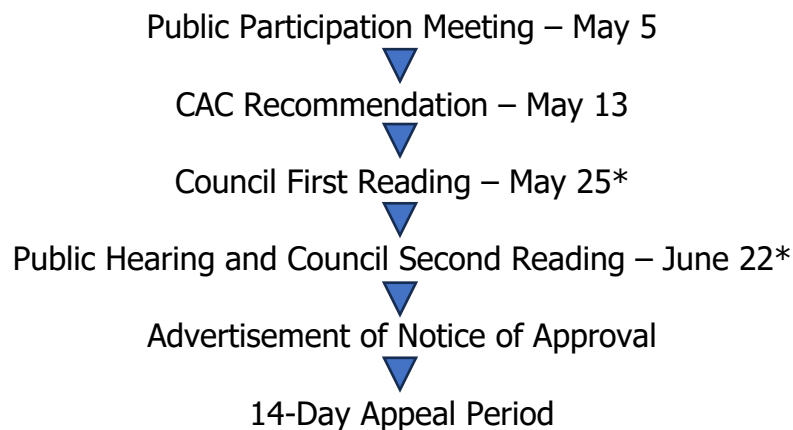
Public Comments

- Concerns were expressed that rezoning the property, combined with its size, could result in future development that may attract an unwanted demographic.
- Concerns were raised regarding the potential removal of existing vegetation and the possible impacts on stormwater runoff.
- Concerns were expressed that future development may be incompatible with the existing single unit dwellings within the surrounding neighbourhood.
- Several members of the public requested that their opposition to the proposed rezoning be recorded.

General Discussion

- General discussion occurred regarding the historical access route to the property from Elm Street, including its previous use and current function.

Next Steps



*Anticipated dates; final dates set by Council

Legislative Authority

Municipal Government Act (MGA) - Section 210
Town of Kentville Municipal Planning Strategy (MPS) – Policies IM-7; ; IM-9; GD-4

Respectfully submitted,

Darren Shupe, Director of Planning and Development
Town of Kentville

Heritage Planning Update

Planning Advisory Committee Staff Report

Meeting Date: May 13, 2026
Department: Planning and Development
Strategic Priority: Housing and Planning

Recommendation

THAT the Planning Advisory Committee receive the draft Heritage Properties Map and sample heritage plaque design as information for discussion and provide any feedback deemed appropriate to guide the continued development of the Town's heritage planning and public awareness initiatives.

Background

As part of the Town's ongoing heritage planning efforts, staff have been advancing several initiatives intended to improve public awareness, recognition, and long-term management of heritage resources within the community. Two components of this work currently under review include:

1. A draft Heritage Properties Map identifying municipally registered heritage properties and other notable heritage resources within the Town; and
2. A sample heritage plaque design intended to support future property recognition and public education initiatives.

These materials are being developed as early implementation tools to support broader heritage planning objectives, including increased visibility of heritage assets, community awareness, tourism potential, and long-term heritage conservation efforts.

The review of these materials is intended to provide the Committee with an opportunity to discuss overall direction, presentation, and potential future applications prior to further refinement.

Discussion

Draft Heritage Properties Map

The draft Heritage Properties Map has been prepared as a visual inventory of heritage resources throughout the Town. The mapping exercise is intended to:

- Provide a clearer understanding of the geographic distribution of heritage properties;
- Support future heritage planning and policy discussions;
- Assist with public education and awareness initiatives; and
- Create a foundation for future digital or printed heritage resources.

At this stage, the map remains conceptual and subject to refinement. Staff are seeking feedback from the Committee regarding readability, organization, categories of properties shown, and any additional heritage resources or contextual information that may be appropriate to include in future versions.

The map may also serve as the basis for future public-facing heritage materials, walking tours, interpretive resources, or online mapping initiatives.

Sample Heritage Plaque Design

Staff have also prepared a preliminary heritage plaque concept for discussion purposes. The intent of the plaque program would be to create a consistent and recognizable visual identity for municipally recognized heritage properties within the Town.

Potential objectives of a plaque program include:

- Increasing public recognition of heritage properties;
- Encouraging heritage conservation and stewardship;
- Supporting tourism and cultural identity initiatives; and
- Providing property owners with a visible acknowledgement of heritage designation.

The sample design presented is intended only as an initial concept. Committee feedback is requested regarding overall appearance, information content, materials, sizing, branding, and possible approaches for future implementation.

The plaque initiative represents an opportunity to give heritage properties a small but tangible civic presence in the public realm, creating a kind of “open-air archive” woven quietly into the streetscape.

Next Steps

Following Committee discussion, staff will incorporate feedback as appropriate and continue refining both the heritage mapping and plaque concepts as part of the Town’s broader heritage planning program.

Future phases of work may include:

- Additional verification and refinement of heritage property information;
 - Development of digital or interactive heritage mapping resources;
 - Exploration of implementation options for a formal plaque program; and
 - Consideration of future heritage education and tourism initiatives.
-

Conclusion

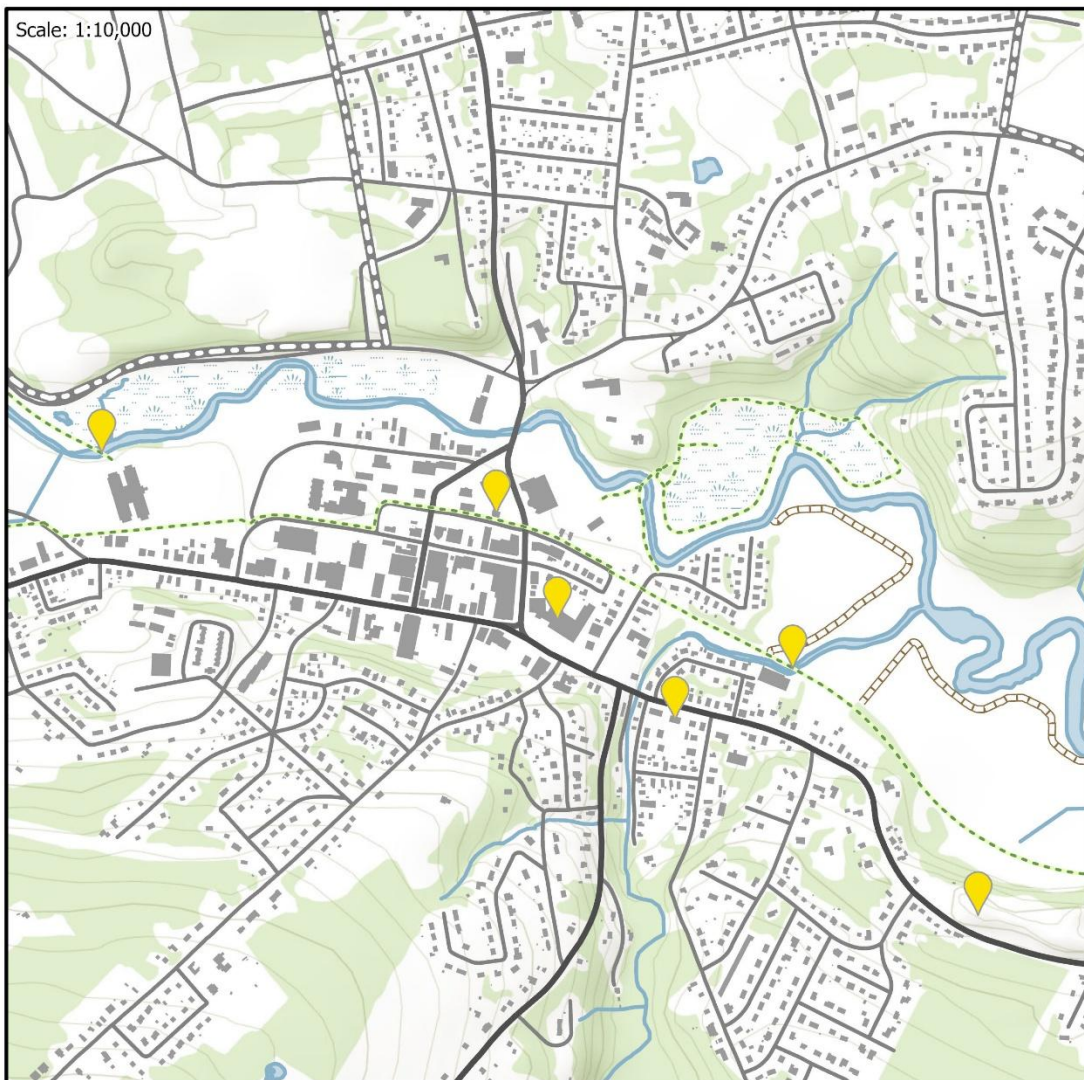
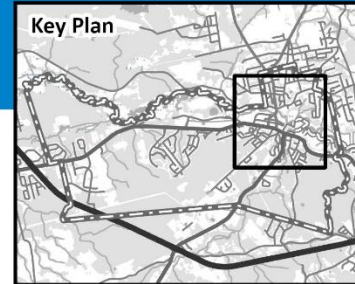
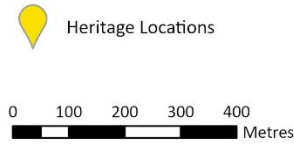
The draft Heritage Properties Map and sample plaque design represent early but important steps in strengthening the visibility and appreciation of heritage resources within the Town. These initiatives are intended to support ongoing heritage planning efforts while fostering greater public awareness and community connection to Kentville’s built history.

Attachments

- Appendix A – Draft Heritage Properties Map
- Appendix B – Sample Plaque Design

Appendix A

Proposed Heritage Properties Planning Advisory Committee



This map is a graphical representation of property boundaries which approximate the size, configuration and location of parcels. Any interpretation of this map must be confirmed with the Municipality in which the property is situated. To receive further clarification about the use of this Planning Document inquires may be made to the Town of Kentville's Planning and Development Department.
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Appendix B



Flood Mapping and Policy Direction (Orientation)

Planning Advisory Committee Staff Report

Meeting Date: May 13, 2026
Department: Planning and Development
Strategic Priority: Housing and Planning

RECOMMENDATION

THAT the Planning Advisory Committee receive this report for information and provide feedback on flood risk policy and mapping.

1. Purpose

The purpose of this report is to introduce updated flood mapping information and to orient the Planning Advisory Committee (PAC) to the key policy decisions required to align the Town's planning framework with the Statement of Provincial Interest Regarding Flood Risk Areas.

This includes consideration of how flood risk should be identified and regulated through land use policy and potential overlay zones in the Land Use By-law.

2. Provincial Policy Context

Flood risk planning in Nova Scotia is guided by the Statement of Provincial Interest (SPI) on Flood Risk Areas, which establishes the following:

- **Goal:** To protect public safety and property and reduce the need for flood control works and flood damage restoration.
- **Key Principle:** Floodplains function as natural storage areas for flood waters, and development within them can increase flood risk both locally and elsewhere.

- **Core Direction:** Planning documents must identify flood risk areas, restrict or carefully manage development within them, and avoid increasing upstream or downstream flooding impacts.

While the SPI is tied to mapping produced under the Canada–Nova Scotia Flood Damage Reduction Program, it also provides direction for areas where mapping is not formally established. Where local knowledge or updated information is available, planning documents are expected to reflect that information and the intent of the Statement.

This is particularly relevant to Kentville, where updated flood mapping provides new and more forward-looking information to support land use decision-making.

3. Local Context and Emerging Information

As part of the current Municipal Planning Strategy (MPS) and Land Use By-law (LUB) review, updated flood mapping has been prepared to better understand flood risk under both current and projected future conditions.

This mapping reflects:

- Local watershed characteristics
- Both fluvial and coastal flooding influences
- Projected climate change impacts over time

The availability of this information introduces an important policy consideration:

How should the Town incorporate updated and forward-looking flood risk information into its planning framework, while remaining consistent with provincial direction?

4. Understanding the Flood Mapping Framework

New Flood Modelling Data (Dillon Consulting)

The flood maps were developed in 2023 by Dillon Consulting as part of the Municipal Flood Line Mapping Project, funded by the Department of Municipal Affairs and Housing. The study combined multiple types of data – existing provincial mapping, field measurements, long-term climate records, and computer modeling – to understand how flooding occurs today and how it may change in the future.

At its core, the approach integrates:

- Long-term observed data (decades of weather records, river flow measurements, and field observations)
- Physical landscape data (terrain, land use, rivers, lakes, dams, dykes, bridges, and other infrastructure)
- Statistical methods (applied to long-term observed data to estimate rare storms and floods, such as 1-in-20 and 1-in-100-year events)
- Hydrologic modeling (to simulate how water moves through the watershed during flood events)

The model simulates how rainfall, snowmelt, rivers, coastal influences (tides and storm surge), and future climate change interact to produce flooding. It was first calibrated to match real historical events, then used to generate floodplain maps under three different climate conditions: historical (baseline), 2050, and 2100.

Option A - Historical Conditions (Baseline / “Today’s Climate”)

What this represents

Flooding based on observed, measured climate and river data from the past. Serves as the baseline against which future conditions are compared.

Key Data Sources

Physical Landscape

- Elevation, terrain, and land cover data from GeoNova and provincial departments
- High-resolution LiDAR used to define floodplain topography
- Watersheds, rivers, lakes, and geology datasets
- Bridges, culverts, and aboiteaux (surveyed and mapped)

Field Data Collection (2022–2023)

- GPS surveys for river cross-sections and elevations
- Water level loggers (collecting water level measurements at 15-minute intervals at various locations)

- Local climate station measuring rainfall and temperature

Climate data used

- Over 100 years of recorded rainfall, snowfall, and temperature data from Environment and Climate Change Canada climate stations (primarily the Kentville CDA station)
- Statistically derived Intensity-Duration-Frequency (IDF) rainfall curves, which describe how much rain falls during rare storms (e.g., 1-in-20-year, 1-in-100-year storms)
- Observed snow-on-ground records used to represent snowmelt during rain events
- Measured river flow data from Water Survey of Canada stream gauges

Modeling

- Hydrologic model HEC-HMS used to simulate rainfall → runoff → river flow
- Regional flood frequency analysis to estimate peak river flows
- Model calibrated to real events (2014 rainfall, 2003 rain + snowmelt)

What it addresses

- Where flooding has reasonably occurred under the climate we've experienced

Option B - 2050 Climate Scenario (Mid-Century Conditions)

What this represents

Flooding under projected climate conditions around the middle of the century, based on accepted climate-science guidance.

How the Data Changes

Rainfall

- Historical rainfall values were increased to reflect warming temperatures
- Two methods were used and compared:

1. Clausius–Clapeyron scaling, which increases extreme rainfall by about 7% per degree Celsius of warming
 2. A Canadian IDF Climate Change Tool, developed using multiple climate models
- The more conservative rainfall values were chosen to avoid underestimating risk

Temperature and snowfall

- Warmer winter temperatures were applied, affecting:
 - How much precipitation falls as rain instead of snow
 - How quickly snow melts during rain events

Sea level

- Projected relative sea-level rise for 2050 was added to present-day tidal levels
- Includes local land movement (uplift or subsidence), not just global sea-level rise

Storm surge

- Historic storm-surge statistics were combined with higher sea levels
- This results in higher coastal water levels pushing back into rivers

Modeling Approach

- Same calibrated hydrologic model is used
- Only climate inputs (rainfall, temperature, sea level) are adjusted
- Flood extents are recalculated based on these updated conditions

What it addresses

- How flood risk may change within the lifespan of infrastructure being built today
- Where flooding is expected to increase under moderate future climate change

Option C - 2100 Climate Scenario (Long-Term / High-Impact Future)

What this represents

Flooding under a high-impact, end-of-century climate scenario, used for long-term planning and risk management.

How the Data Changes Further

Rainfall

- Extreme rainfall depths were increased using:
 - The same 7% per degree Celsius scaling, reflecting stronger warming by 2100; This produces more intense storms that are heavier, longer, and generate significantly more runoff and higher river flows

Sea level

- Significantly higher relative sea-level rise values were applied for 2100
- Includes long-term ocean warming, local land movement, and a conservative allowance for Antarctic ice-sheet melt
- These assumptions align with Nova Scotia's coastal flood-mapping standards

Storm surge

- Large storm surges were modelled on top of higher sea levels, producing much higher coastal flood elevations and increased backwater effects into rivers
- These elevated coastal waters were used as downstream controls for river models

Modeling Approach

- Same modeling framework as historical and 2050 scenarios
- Inputs adjusted to reflect more extreme future conditions
- Produces expanded flood extents and higher water levels

What it addresses

- Where future development would face significant long-term flood risk
- Helps guide future land use planning and risk avoidance

Summary

- Historical scenario: uses measured past climate data exactly as it occurred
- 2050 scenario: adjusts rainfall and sea levels based on mid-century climate projections

- 2100 scenario: applies much larger, conservative increases to account for long-term climate uncertainty and risk

Each scenario uses the same calibrated model, ensuring consistency, and follows provincial and federal flood-mapping standards. The differences in flood mapping come from changes in climate inputs, not changes in the modeling approach. This means the results are grounded in real-world data, consistent across scenarios, and designed to avoid underestimating future flood risk.

5. Framing the Policy Question Through the SPI

The Provincial Statement of Interest establishes clear expectations regarding the identification and management of flood risk, while allowing flexibility in how municipalities respond, particularly where newer or more detailed information is available.

In this context, PAC is being asked to consider how the Town should interpret and apply the SPI using updated flood mapping.

This can be framed through two key decisions:

a) Time Horizon

How far into the future should the Town plan for flood risk?

- Focus on current conditions
- Plan for mid-century (2050)
- Plan for long-term conditions (2100)

b) Risk Threshold

What level of flood risk should trigger a planning response?

- More frequent events (1:20 year)
- Less frequent but more severe events (1:100 year)
- A combination of both

Together, these decisions will shape how flood risk areas are defined and regulated in planning documents.

6. Policy Implementation and Consistency with the SPI

Based on direction from PAC and Council, flood risk may be incorporated into the Town's planning framework through a range of tools, including:

- Floodplain Overlay Zones within the Land Use By-law
- Differentiation between higher-risk and lower-risk flood areas (similar in function to floodway and floodway fringe concepts)
- Restrictions on development in higher-risk areas
- Floodproofing and design requirements in managed-risk areas
- Use of Site Plan Approval and/or Development Agreements where additional control is required

Any approach will need to be reasonably consistent with the SPI, particularly with respect to limiting development in the most hazardous areas, managing development in less hazardous areas, and avoiding increased upstream or downstream flooding.

7. Key Considerations for PAC

As an initial step in this discussion, PAC is asked to consider:

- How should the Town interpret and apply the SPI using updated flood mapping?
- Should planning decisions rely primarily on historic conditions, or incorporate future projections?
- What level of flood risk should influence development decisions?
- How should the Town balance growth objectives with its responsibility to protect public safety and property?

8. Next Steps

This report is intended to provide orientation only. At the May 13, 2026 PAC session, staff will:

- Present flood mapping in greater visual detail
- Illustrate how different scenario choices affect land availability and development potential
- Explore potential overlay zoning approaches aligned with the Statement of Provincial Interest Regarding Flood Risk Areas

Based on feedback from this initial discussion, staff will return to the next PAC meeting with a recommended policy direction, including a proposed approach to defining flood risk areas and implementing overlay zoning within the Land Use By-law.

Following PAC consideration, staff will prepare draft policy and regulatory amendments for public engagement.

9. Conclusion

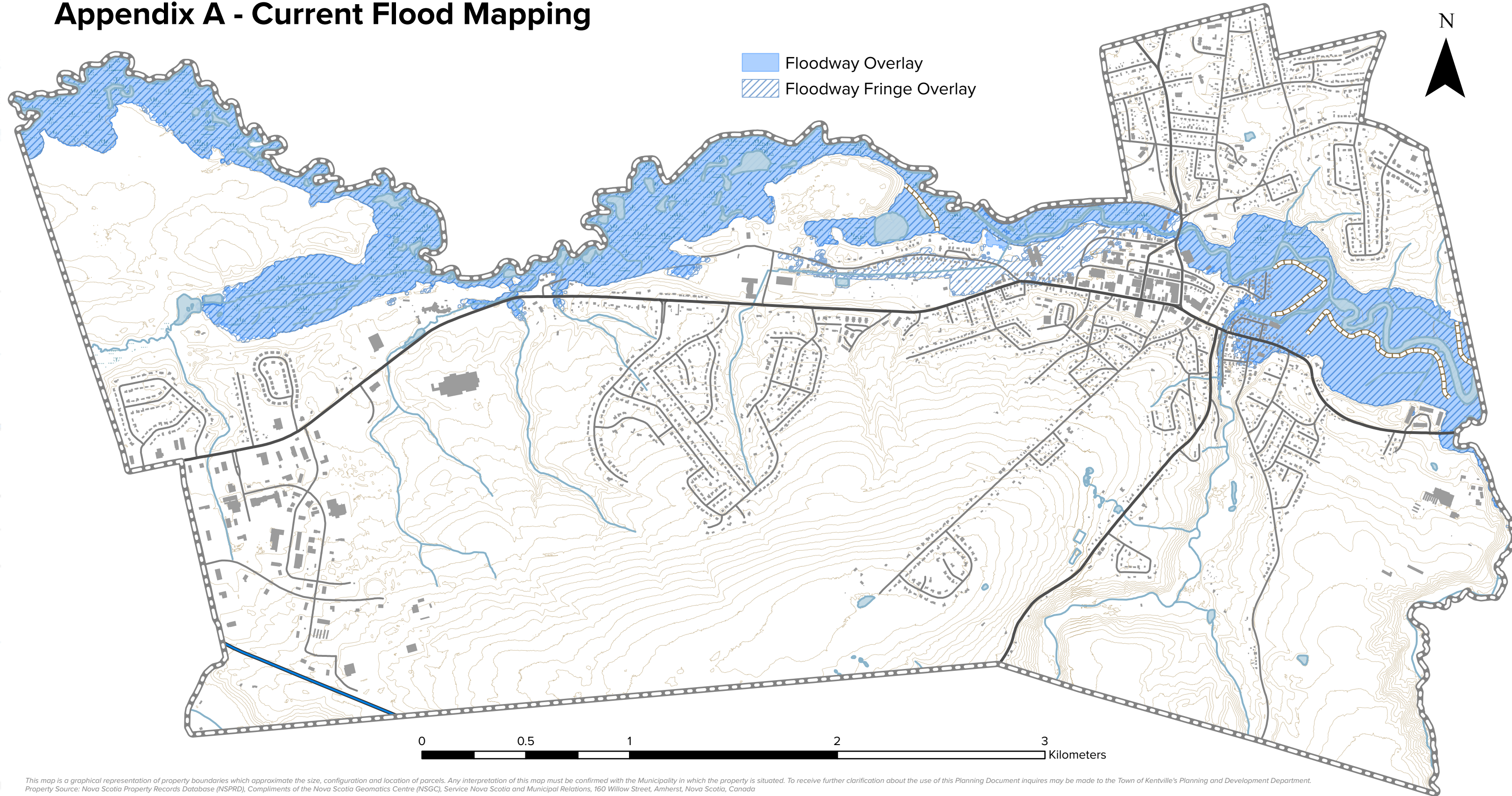
The Provincial Statement of Interest establishes a clear expectation that flood risk be identified and managed through planning. Updated flood mapping provides the Town with an opportunity to apply this direction using more current and forward-looking information.

The task ahead is to determine how best to translate this information into policy, balancing regulatory consistency, community growth, and long-term resilience.

Respectfully,

Darren Shupe
Director of Planning and Development
Town of Kentville

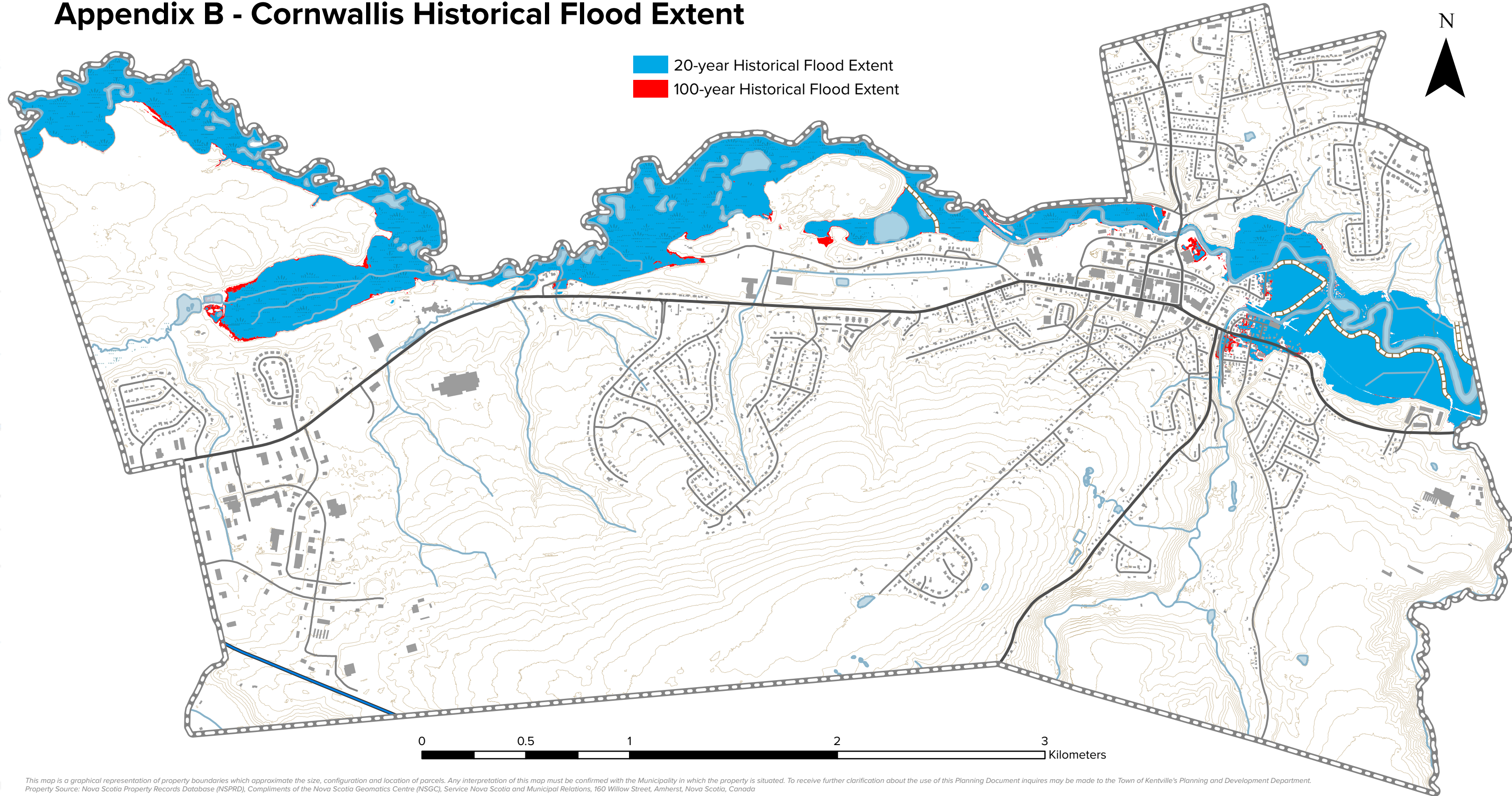
Appendix A - Current Flood Mapping



This map is a graphical representation of property boundaries which approximate the size, configuration and location of parcels. Any interpretation of this map must be confirmed with the Municipality in which the property is situated. To receive further clarification about the use of this Planning Document inquires may be made to the Town of Kentville's Planning and Development Department.
Property Source: Nova Scotia Property Records Database (NSPRD), Compliments of the Nova Scotia Geomatics Centre (NSGC), Service Nova Scotia and Municipal Relations, 160 Willow Street, Amherst, Nova Scotia, Canada

Appendix B - Cornwallis Historical Flood Extent

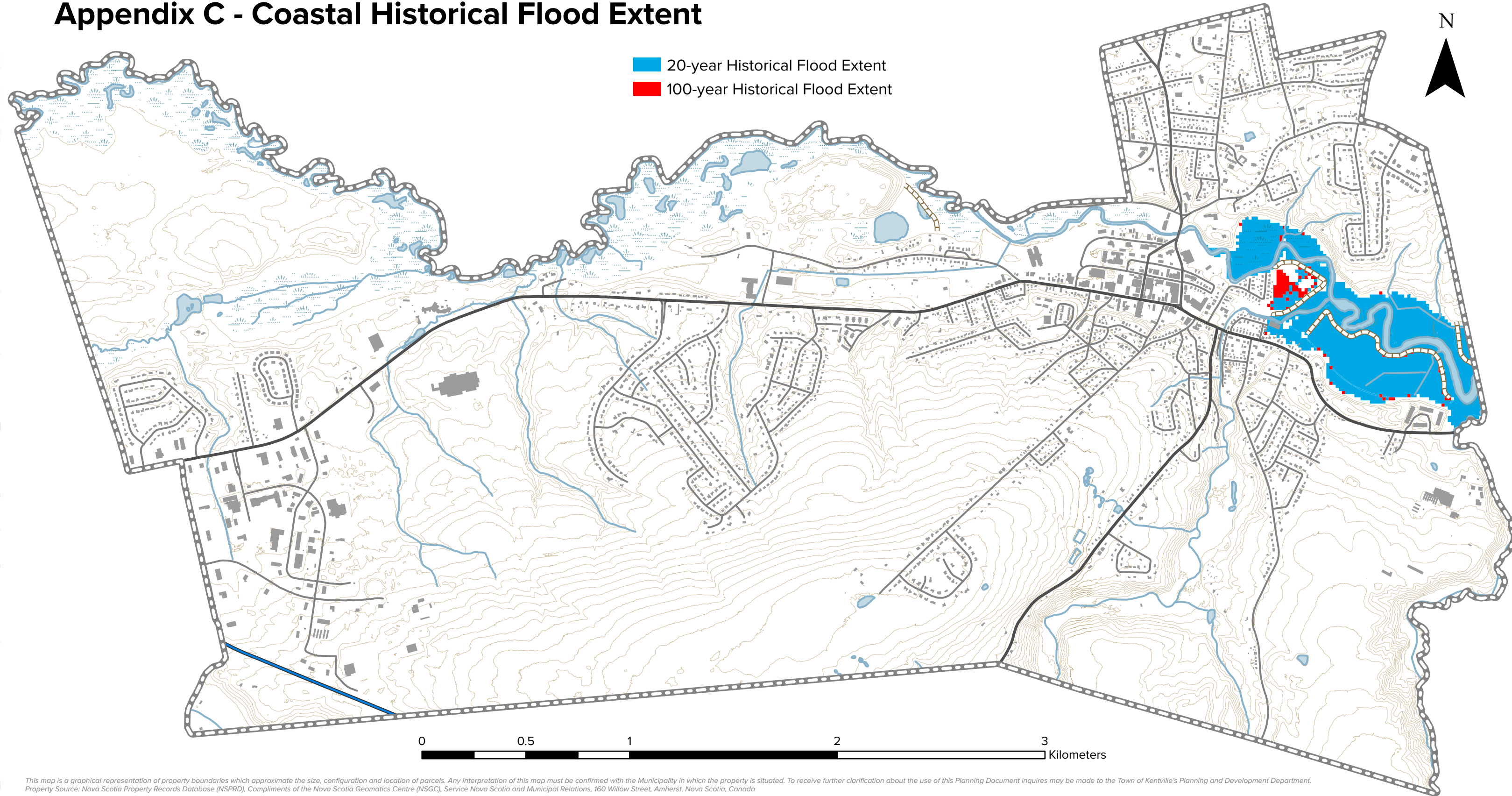
- 20-year Historical Flood Extent
- 100-year Historical Flood Extent



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Appendix C - Coastal Historical Flood Extent

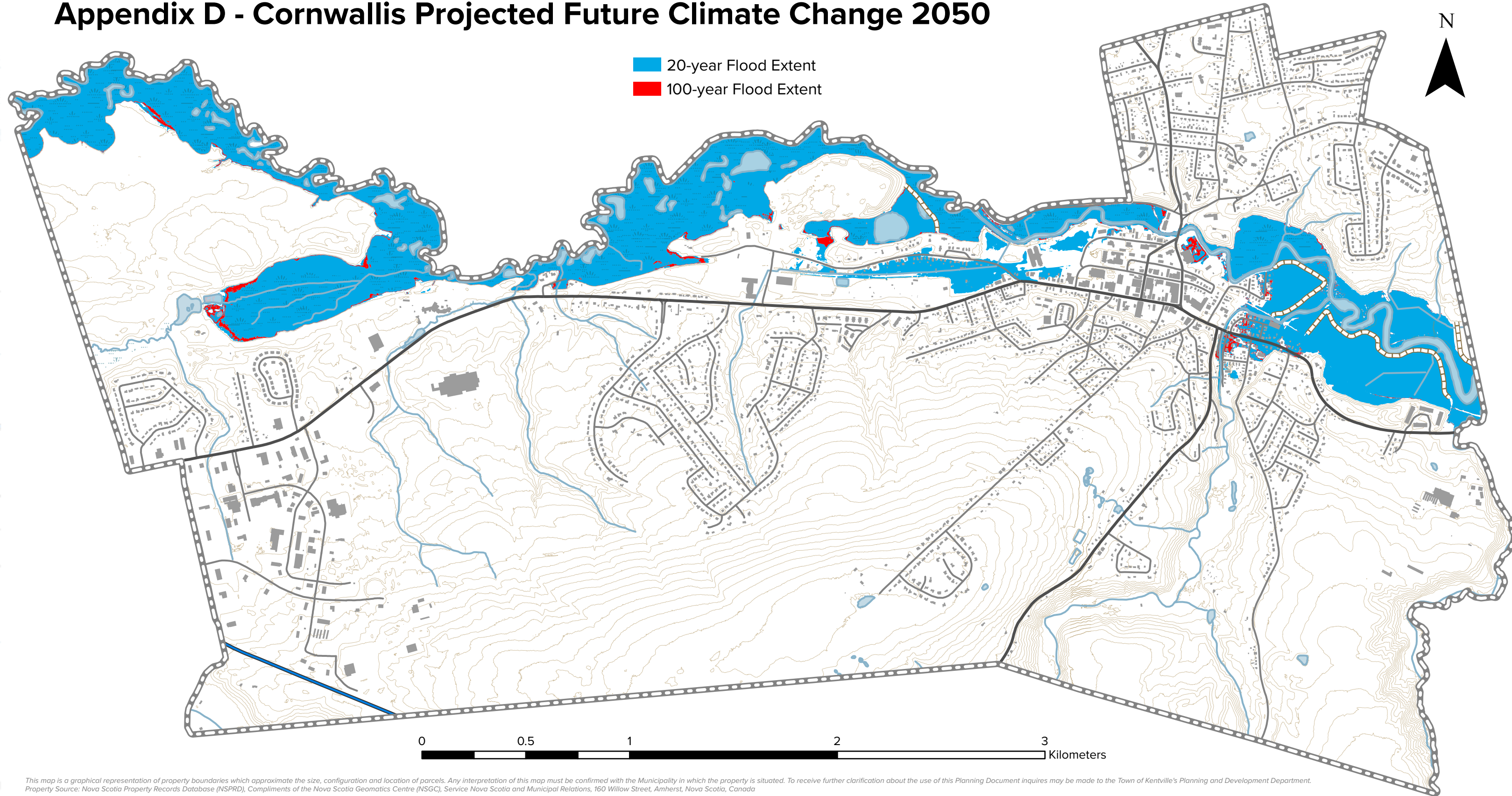
- 20-year Historical Flood Extent
- 100-year Historical Flood Extent



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Appendix D - Cornwallis Projected Future Climate Change 2050

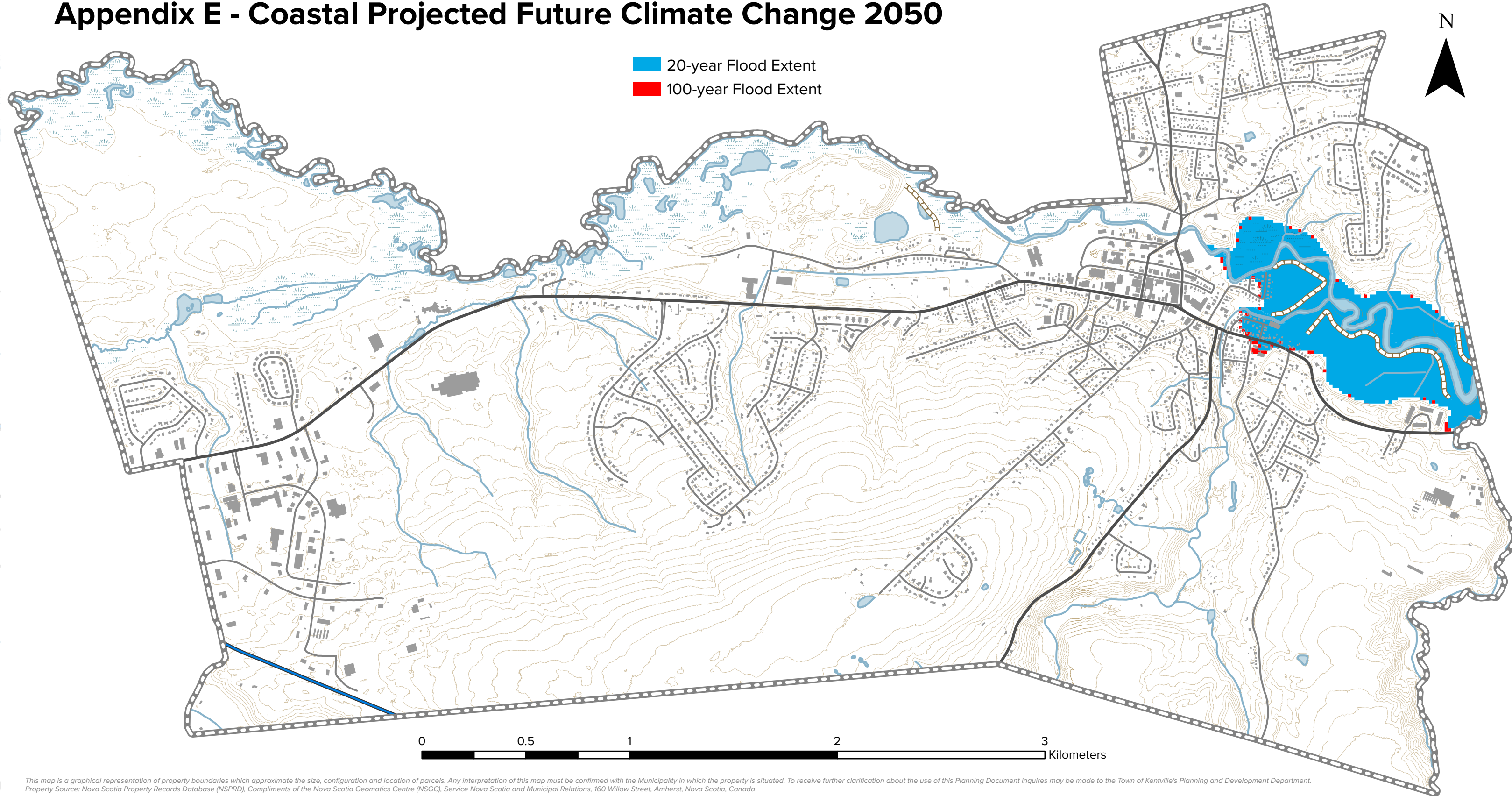
- 20-year Flood Extent
- 100-year Flood Extent



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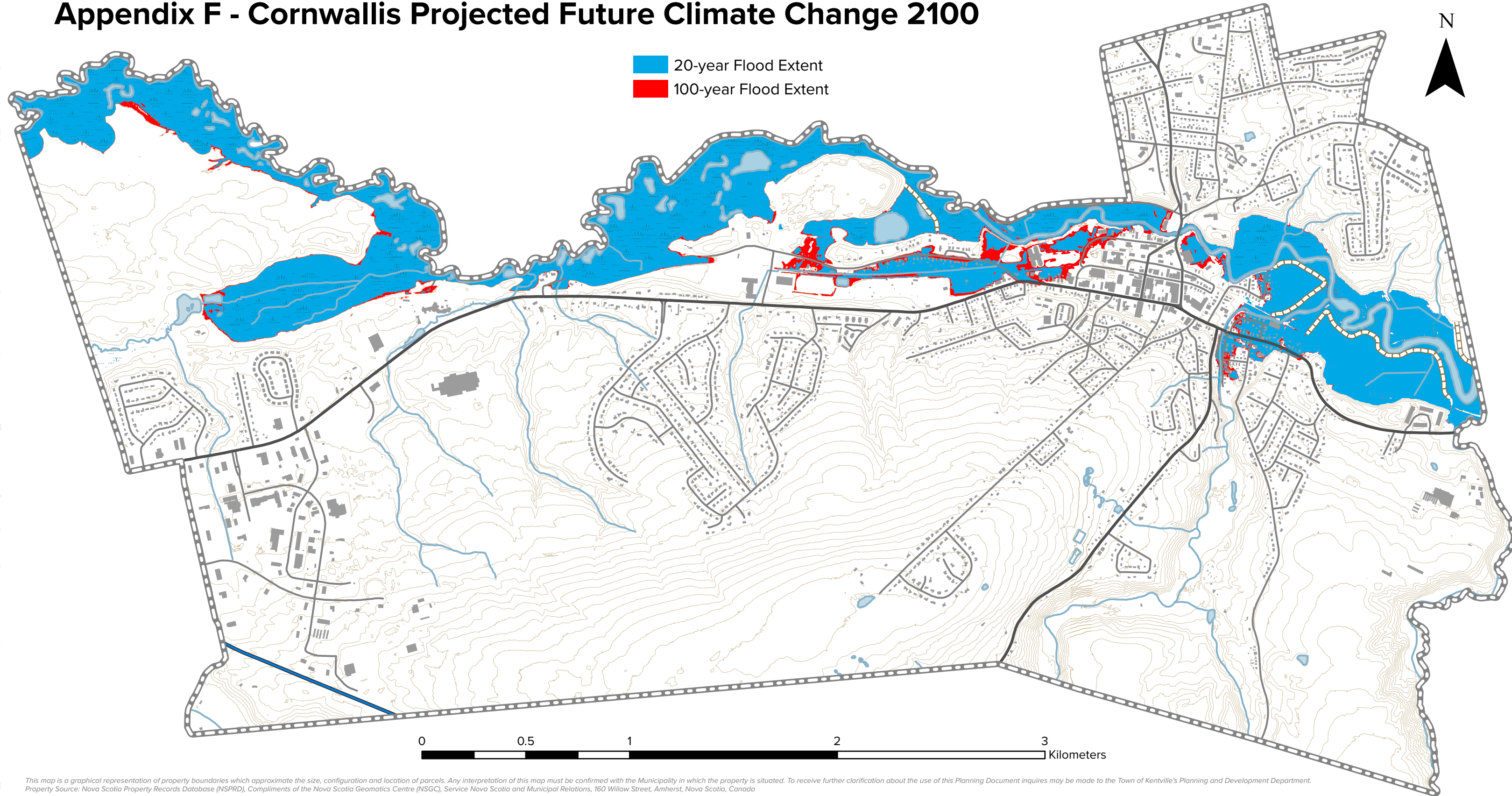
Appendix E - Coastal Projected Future Climate Change 2050

- 20-year Flood Extent
- 100-year Flood Extent



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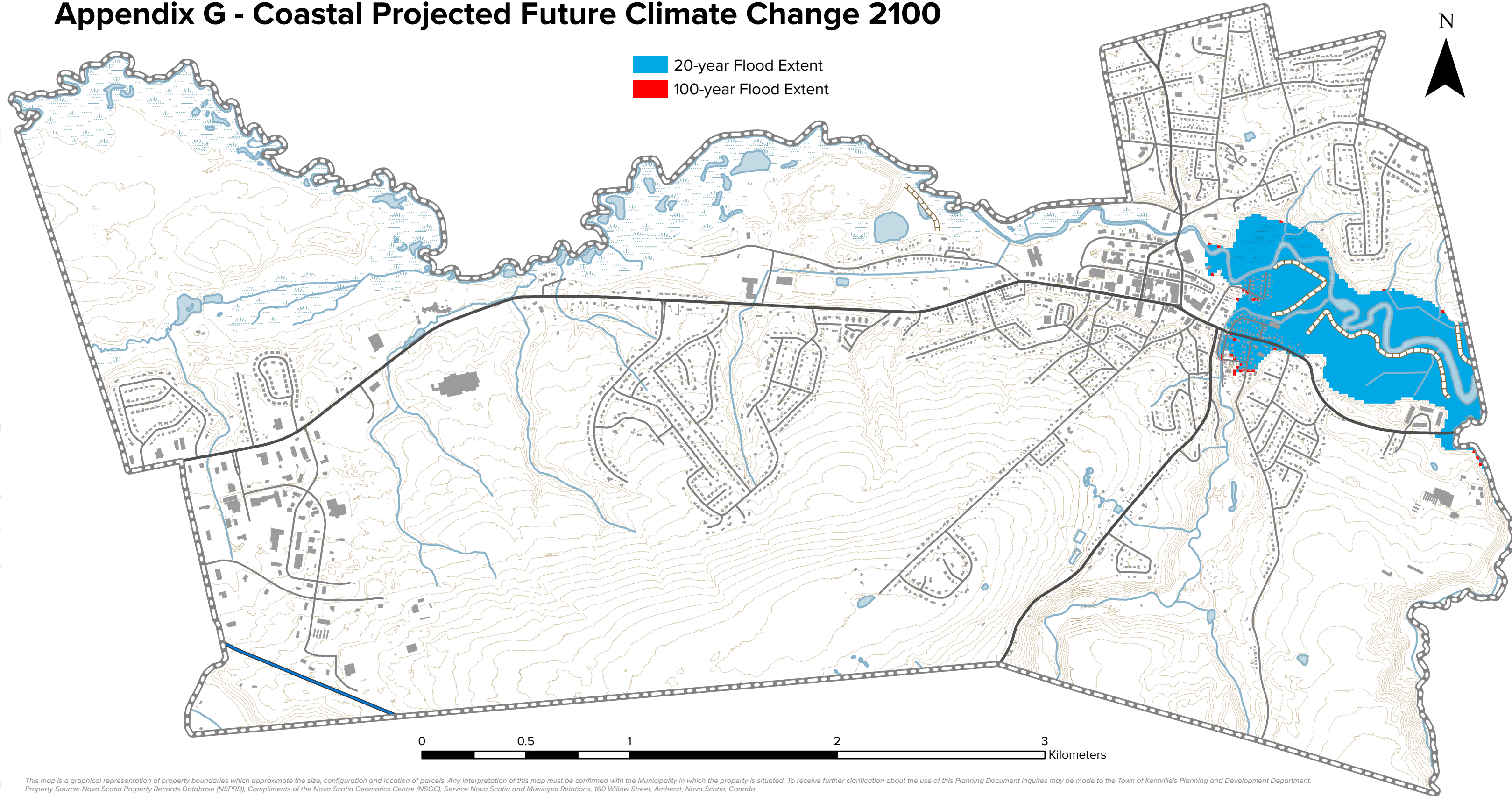
Appendix F - Cornwallis Projected Future Climate Change 2100



This map is a graphical representation of property boundaries which approximate the size, configuration and location of parcels. Any interpretation of this map must be confirmed with the Municipality in which the property is situated. To receive further clarification about the use of this Planning Document inquires may be made to the Town of Kentville's Planning and Development Department. Property Source: Nova Scotia Property Records Database (NSPRD), Compliments of the Nova Scotia Geomatics Centre (NSGC), Service Nova Scotia and Municipal Relations, 160 Willow Street, Amherst, Nova Scotia, Canada

Appendix G - Coastal Projected Future Climate Change 2100

- 20-year Flood Extent
- 100-year Flood Extent



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