

**NEW MINAS AREA ADVISORY  
REGULAR MONTHLY MEETING  
June 16, 2009**

The meeting was held at the New Minas Civic Center June 16, 2009 at 7:00 p.m.

**In Attendance:**

Gordon Silver, Chair, NMAAC  
Miriam Coldwell, Member, NMAAC  
John Bourgeois, Member, NMAAC  
James Redmond, Member, NMAAC  
Councillor Eric Smith, Member, NMAAC  
Lynn Spencer, Recording Secretary  
Leanne Chisholm, Planner, Municipality of the County of Kings

**Regrets:**

Dean Hatt, Vice-Chair, NMAAC  
Dave Chaulk, Member, NMAAC

**Guest:**

Bruce Blakeney, Resident  
Jeff Fraser, Resident  
Jeff Kennedy, Resident  
Sharon MacDonald, Resident  
Mike MacDonald, Resident  
Cynthia Rogers, Resident  
Maynard Stevens, Resident- Village Commissioner  
Greg Thompson, Resident  
Karna Zwicker, Resident

**Call to Order:**

Chair Gordon Silver Called the meeting to order at 7:00 PM

**Approval of Minutes:**

**Moved by James Redmond, seconded by Miriam Coldwell to approve the minutes of April 21, 2009 as circulated.  
MOTION CARRIED**

**Approval of Agenda:**

**Moved by James Redmond, seconded by Councillor Eric Smith to approve the agenda with the addition of Public Discussion before decision is made concerning the application. MOTION CARRIED**

**Application for  
Development Agreement  
to permit a multi-unit  
dwelling-69 Cornwallis  
Ave, New Minas:**

Kings County Planner, Leanne Chisholm presented her report to the New Minas Area Advisory Committee. She informed the committee that currently there are three units in this development two upstairs and one illegal apartment in the basement. She continued through her report

The Chair opened the floor for discussion:

The following questions were asked by the residents of New Minas

Resident: Has this property been subdivided?

Ms. Chisholm: The original property was subdivided a few years ago.

Resident: In reality there are 4 & 2 units on this property.

Ms. Chisholm: They are separate properties and 69 Cornwallis Ave is the only one covered in this development agreement.

Resident: Do you take into consideration if the applicant has any other issues throughout the county with other properties?

Ms. Chisholm: The application is judged solely on policy. Should the applicant have other problems throughout the county, this is not taken into consideration we are not mandated to base it on this, only on policy.

Resident: Private patios: are they considered an emergency exit? When you go out on a private patio and there is no way to go and there is no escape, what happens should there be a fire?

Ms. Chisholm: The building inspector will deal with the issue of fire exits.

Resident: Will the existing illegal 3<sup>rd</sup> unit become legal should the development agreement be agreed upon?

Ms. Chisholm: Yes this will make it legal

Resident: The site plan calls for a fence and a buffer will this mean one driveway for both, because there is not enough room for both a buffer and a driveway.

Ms. Chisholm: Yes the development agreement calls for a fence and a vegetation buffer as well as a driveway. Each unit will have its own driveway.

Resident: Not right now, they use the one driveway for both. What happens if you approve it and he does not put that buffer in?

Ms. Chisholm: There are a series of actions the county can take if he does not follow the rules.

Resident: This third unit has been there for some time now and nothing was done about it. Do you know how long that third unit was there?

Ms. Chisholm: The county has only known about it since late 2008.

Resident: The county has known about it a lot longer than that, because the residents called to get civic addresses in order to put them on their mailboxes.

Resident: At the public information meeting an issue of noise was discussed and nothing has been done about that.

Resident: If this applicant really cared about getting this development agreement passed, you would think that he would at least make an effort to clean his property before presenting it to you. We feel that he is a slum lord.

Ms. Chisholm: The development agreement states that the property has to be kept in a clean and tidy manor.

Resident: It seems to be that bylaw enforcement is not very tight.

Ms. Chisholm: That is an issue that should be brought up to Municipal Council.

Resident: Is it possible to be advised when the issue is being discussed at other meetings? We need to know what the next avenue for us is.

Ms. Chisholm: Planning advisory committee is next Tuesday at 1:30 in the afternoon. They will make their recommendation and forward it on to council. Council meeting will be July 7<sup>th</sup> at 6 PM. and then to public hearing where you will have a chance to voice your concerns there. The Public Hearing will be held the Thursday before the Aug Meeting. Then there will be a 14 day appeal period after final consideration is given. Residents within 500 ft of the property will be informed about the date for the public hearing. Time may not permit me to inform you of any other meetings, but the council meetings are posted on the website.

Committee member James Redmond (Fire Chief for New Minas) had concerns due to a fire that was there last week, where the fire was directly in front of the basement apartment entrance and under the patio. The only exit from that apartment was through that door.

**It was moved by James Redmond, seconded by Councillor Eric Smith to not accept the development agreement to allow for a four unit dwelling at 69 Cornwallis Ave, New Minas as presented by the Municipality of the County of Kings Planning staff Leanne Chisholm. MOTION CARRIED**

**Adjournment:**

James Redmond moved for adjournment at 7:40 p.m.

**APPROVAL**

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Chair Gordon Silver

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Lynn Spencer Recording Secretary