

**NEW MINAS AREA ADVISORY
REGULAR MONTHLY MEETING
July 4, 2016**

The meeting was held in the conference room of the Louis Millett Community Complex July 4, 2016 at 7:00 p.m.

In Attendance:

John Owen, Member, Chair NMAAC
Kenneth Pineo, Vice-Chair, NMAAC, Village Commissioner
John Bourgeois, Member, NMAAC
Mark Redmond, Member, NMAAC
Mary Munroe, Village Commissioner, Member, NMAAC
Lynn Spencer, Recording Secretary
Mark Fredericks, Planner for Municipality of the County of Kings
Andrew Reid, Planner for Municipality of the County of Kings
Councillor Jim Winsor, Member, NMAAC
Brenda Stimpson, Clerk Treasurer Village of New Minas

Regrets:

Dave Chaulk, Chair Village Commission, Member, NMAAC
Gerard Hamilton, Member, NMAAC
Councillor Patricia Bishop, Member, NMAAC

Also in Attendance:

Vice Chair-Village Commission Maynard Stevens
Laura Mosher, King County Supervisor of Planning and Development
Stephen Banks, Applicant for Eastlink
Karen MacLean, Applicant for Personal Service Shops
Janice MacLean-Hunt

Call to Order:

Chair John Owen Called the meeting to order at 7:00 PM.
Lynn Spencer introduced Brenda Stimpson the New Clerk Treasurer for the Village of New Minas.

Approval of Agenda:

Moved by Commissioner Ken Pineo, seconded by Commissioner Mary Munroe to approve the Agenda as circulated. MOTION CARRIED

Approval of Minutes:

Moved by Mark Redmond, seconded by Commissioner Ken Pineo to approve the Minutes of July 6, 2015 as circulated. MOTION CARRIED

Application by Karen MacLean File 16-08 to amend the text of the New Minas Land Use Bylaw to permit Personal Service Shops as Urban Home Occupations:

Planner Andrew Reid presented his report by power point to the New Minas Area Advisory committee for the application to amend the text of the New Minas Land Use Bylaw to permit Personal Service Shops as Urban Home Occupations File 16-08.

Village Commissioner Ken Pineo: Asked who will police to ensure that there is no more than 500 sq ft used for the Personal service shops?

Andrew Reid: That will be done when they apply for the permit.

Chair AAC John Owen: What happens when the business grows who will control that?

Planner Andrew Reid: It will become non compliant

Village Commissioner Mary Munroe: section 5.3.2.12 g this area is not clear. New Minas Land Use Bylaw does not have Personal Service Shops – so this is being added and the reason is because they were operating illegally so now we are making it a permitted use.

Councillor Windsor: In some cases it does cause the administration to decide if it's time to look at what needs to be changed. In this case it will bring New Minas into line with the county bylaw.

Planning Supervisor Laura Mosher: This was changed at the County LUB in 2013 and they have had no issues with this.

Village Commissioner Mary Munroe: Personal Shops definition say may include Laundry Shops & Dry-cleaning this should be taken out.

Councillor Windsor: When the County's new LUB is completed it will remove the New Minas LUB.

Village Commission Ken Pineo- Not the here and now.

Supervisor Planning Laura Mosher: The definition for Personal Service Shops is not only for this section, but is the definition for every place it is used in the LUB.

Village Commissioner Mary Munroe: the recommendation is confusing and it should be resubmitted.

Chair John Owen: Will the New Minas Land Use Bylaw still be active

Planning supervisor Laura Mosher: The plan is to roll New Minas into the County wide documents.

Village Commissioner Mary Munroe suggested that we put into place a list of permitted uses.

After the lengthy discussion the following motion was made;

It was moved by Mark Redmond, seconded by Councillor Windsor that the New Minas Area Advisory Committee forward a positive recommends that the Planning Advisory Committee recommend that Municipal Council give first reading and hold a public hearing to amend the test of the New Minas Land Use Bylaw to permit personal service shops as urban home occupations, as described Appendix A of the report dated July 4, 2016. 3 yeas 2 nays MOTION CARRIED

Application by Eastlink to install a Telecommunications (cellphone) tower on their property location at 3 Howe Avenue in New Minas Planning File 16-07

Planner Mark Fredericks presented his application by Eastlink to install a Telecommunications (cellphone) tower on their property location at 3 Howe Avenue in New Minas. Planning file 16-07. Eastlink would like to install a 61 Metre Cell Tower in a Zone M2 zone (Major Industrial) with a safety code 6, which is Canada's national standard on human exposure to radiofrequency electromagnetic fields.

Commissioner Mary Munroe: Asked what happens to the towers should they become obsolete.

Stephen Banks, Eastlink Rep Eastlink have to repair or remove

Commissioner Ken Pineo: At the last meeting I asked what the wattage was and you said you would have the answer for this meeting do you have that info.

Stephen Banks: Yes the watts are 40 watts each.

It was moved by Mark Redmond, seconded by Ken Pineo that the New Minas Area Advisory Committee recommends that the Planning Advisory Committee recommend that Municipal Council approve the application by Eastlink to site a 61 Metre Telecommunications Tower on a portion of PID# 55204408 at 3 Howe Avenue New Minas. MOTION CARRIED

Public Discussion:

Village Commissioner Maynard Stevens asked if it wasn't for this applicant being found to be illegally operating this change would have happened.

Laura Mosher, no it would not.

Adjournment:

Ken Pineo moved for adjournment at 8:07 p.m.

APPROVAL

Chair John Owen

Lynn Spencer Recording Secretary