

**APPROVED MINUTES**  
**NEW MINAS AREA ADVISORY COMMITTEE**  
**February 23, 2009**

The Regular monthly meeting of the New Minas Area Advisory Committee was held on February 23, 2009 in the Council Chambers at the Municipality of the County of Kings Municipal Building, Kentville.

**IN ATTENDANCE:** Chair Gordon Silver  
Vice-Chair Dean Hatt  
Village Commissioner Rep James Redmond  
Village Commission Chair Dave Chaulk  
Citizen Member John Bourgeois  
County Councilor Eric Smith  
Village Clerk Treasurer Terry Silver (Recording Secretary)

**ALSO IN ATTENDANCE:** Jim Puschie, Plazacorp Property Holdings Inc  
Wanda Corey, Resident  
John Corey, Resident

**REGRETS:** Citizen Member, Miriam Coldwell

**CALL TO ORDER**

Chair Silver called the meeting to order and welcomed all those in attendance.

**APPROVAL OF MINUTES October 21, 2008**

It was moved by J. Redmond, seconded by J. Bourgeois that the minutes of the AAC meeting held October 21, 2008 be approved as circulated. MOTION CARRIED

**APPROVAL OF AGENDA February 23, 2009**

It was moved by J. Redmond, seconded by J. Bourgeois that the Agenda for the Regular AAC meeting of February 23, 2009 be approved as presented. MOTION CARRIED

**APPLICATION FOR REZONING FROM R2 TO R2B TO ALLOW PHOTO STUDIO ON 5840 PROSPECT ROAD – Leanne Chisholm, Planner**

D. Chaulk asked if there are any restrictions on the number of home-based businesses on a street. L. Chisholm responded that restrictions would occur with compliance items in the New Minas Sector Plan, and if all criterion are met, staff would recommend approval based on that. Once any criteria has not been met (eg.: a proposed use would prove to have a negative impact on traffic – see Section 5 of report attached), the application would not receive a positive recommendation.

G. Silver asked how many streets in New Minas are considered “collector roads”, to which Leanne responded about half a dozen.

It was moved by J. Redmond, seconded by E. Smith to accept the staff recommendation to approve the application submitted by William and Marilyn Parker to rezone 5840 Prospect Road from Residential One and Two Unit (R2) to Residential One and Two Unit – Home Based Business (R2-B). MOTION CARRIED

**APPLICATION FOR REZONING FROM R2 TO R2B TO ALLOW FOR SCRAPBOOKING BUSINESS ON 83 CORNWALLIS AVENUE – Leanne Chisholm, Planner**

L. Chisholm recognized Wanda and John Corey in the gallery.

D. Chaulk asked for an explanation of “scrapbooking business”. Ms. Corey gave a description of the type of business she would be conducting, including the maximum amount of customers she would expect at any given time.

**It was moved by J. Redmond, seconded by E. Smith to accept the staff recommendation to approve the application submitted by Wanda Corey to rezone 83 Cornwallis Avenue from Residential One and Two Unit (R2) to Residential One and Two Unit – Home Based Business (R2-B). MOTION CARRIED**

**APPLICATION FOR AMENDMENT TO THE DEVELOPMENT AGREEMENT FOR THE MILLETT LANDS – Dawn Sutherland, Planner**

D. Sutherland recognized John Puschie from Plazacorp in the gallery.

**It was moved by J. Redmond, seconded by J. Bourgeois to accept the staff recommendation to amend the Development Agreement of Plazacorp Property Holdings Inc. to allow for additional and off-site signage and subdivision (one access), for Parcel B and C only. MOTION CARRIED**

**ADJOURNMENT**

**On motion of J. Redmond, the meeting adjourned.**

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**GORDON SILVER, CHAIR**

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**TERRY SILVER, RECORDING SECRETARY**