

**APPROVED MINUTES**  
**VILLAGE OF NEW MINAS**  
**REGULAR COMMISSION MEETING**

**APRIL 11, 2016**

**7:00 p.m.,**

**Conference Room, Louis Millett Community Complex (LMCC)**

The regular monthly meeting of the Village Commission of New Minas was held on Monday, April 11, 2016.

**In attendance:**

Chair Dave Chaulk  
Vice-Chair Maynard Stevens  
Commissioner Mary Munroe  
Commissioner Ken Pineo  
Commissioner James Redmond  
Clerk Treasurer Terry Silver

**Also in attendance:**

John Ansara, Recreation Director  
Gerard Hamilton, Assistant Supt of Public Works  
Ross MacPherson, Resident  
Lorraine MacPherson, Resident  
Faye Keith, Resident  
Jim Winsor, Councillor District 11

**CALL TO ORDER, Dave Chaulk**

Chair Chaulk called the meeting to order and welcomed everyone in attendance.

**APPROVAL OF AGENDA: April 11, 2016**

**It was moved by Commissioner Pineo, seconded by Commissioner Munroe that the Agenda for the regular Commission meeting of April 11, 2016 be approved as presented. MOTION CARRIED**

**APPROVAL OF MINUTES: March 14, 2016 Regular Commission meeting**

**It was moved by Vice-Chair Stevens, seconded by Commissioner Pineo that the minutes of the regular Commission meeting held March 14, 2016 be approved as circulated. MOTION CARRIED**

**APPROVAL OF MINUTES: March 16, 2016 Special Commission Meeting**

**It was moved by Commissioner Pineo, seconded by Vice-Chair Stevens that the minutes of the special Commission meeting held March 16, 2016 be approved as circulated. MOTION CARRIED**

**APPROVAL OF MINUTES:** April 5, 2016 Special Commission Meeting

**It was moved by Vice-Chair Stevens, seconded by Commissioner Munroe that the minutes of the special Commission meeting held April 5, 2016 be approved as circulated. MOTION CARRIED**

**PRESENTATION – Ross and Lorraine MacPherson, Thistle Crescent**

Mr. Ross MacPherson was invited to speak to the Village Commission regarding the MacPherson's request to the Village to assist with the paving of Thistle Crescent. Written documentation from the MacPhersons is attached to the original minutes.

Mr. and Mrs. MacPherson have lobbied the provincial government (at 50% cost) through MLA Keith Irving, and the Municipality of the County of Kings (at 25% cost) to pave Thistle Crescent, which is currently graveled. They explained that a graveled road in Kingston was paved with 50% being paid for by the Province, 25% by the County and 25% by the Village Commission of Kingston. The MacPhersons asked for the same consideration from New Minas. They stated they are planning to build a new duplex on the street which would add to the tax revenue for the Village and there are currently five vacant lots and a potential for 2 more duplexes. They have estimated the cost to the Village to be \$7,239 (current prices).

Chair Chaulk asked who paid for the paving of streets in subdivisions over the years. T. Silver advised that over the years the developer of a subdivision was responsible to pave streets and provide infrastructure, and that cost would have been charged to the lot buyers. In 1996 subdivision roads in New Minas were taken over by the province. The province now has full responsibility for the roads in New Minas, with only a couple exceptions.

The Chair asked Councillor Jim Winsor if he thought the County would be receptive to the request from the MacPhersons to pave Thistle Crescent. Councillor Winsor stated that this scenario has never been discussed at Council. He further stated that Council has been advised that the provincial budget has been cut in half this year, and it would be difficult for him to speculate whether the street would be considered. He said he would certainly make every attempt to move it along, but ultimately Council will make the decision. He stated that the County provides a list (and New Minas has given input on the needs in the Village on a yearly basis), and the County and provincial representatives prepare the yearly list for cost sharing any that meet the criteria.

Chair Chaulk stated he sympathizes with the residents on Thistle Crescent but has some serious concerns paying for something that belongs to someone else. Mrs. MacPherson stated the precedence is already set (by Kingston and MLA Leo Glavine); however, the Commission noted that New Minas is a separate Village and has not yet set the precedence, and this is the fear at this point. Councillor Winsor suggested that instead of the Village, perhaps the developers and homeowners would be willing to pitch together, similar to other subdivision roads. Mr. MacPherson stated that their reason for this request is perhaps the Village might like the tax dollars from new development.

Chair Chauk reiterated his concern that we have no jurisdiction over roads and by setting precedence could cause serious downloading in years to come. He stated that often people come to the Commission for help with things the Commission has no control over, and we will try to do what we can to help direct them to the right person. Vice-Chair Stevens stated that hearing that the province is cutting their funding by one half could mean that Thistle Crescent would even make the list. Mrs. MacPherson feels it might make the list with the help of our MLA and if the Village put forth the 25%.

T. Silver asked the MacPhersons about MLA Keith Irving's role in this. Mrs. MacPherson stated they have had many discussions with him and he is fully supportive. Silver stated she has not received any communication from Mr. Irving to that affect, and suggested that some kind of commitment from the province should be the first step.

The Commission requested Mr. and Mrs. MacPherson to discuss this again with Mr. Irving and request Mr. Irving to give the Commission something in writing to verify a provincial commitment to the project. Once there is information from Mr. Irving, the Commission will be able to discuss further.

#### **BUSINESS ARISING FROM THE MINUTES**

##### a) Sale of Civic Center – Update

T. Silver advised the Village has a new Agreement to Buy and Sell the former Civic Center property, and the timelines are not yet due. She will keep the Commission updated.

##### b) Request from M. Thorpe – farm Dykeland - Update

T. Silver advised she has contacted the Village's insurers and solicitor for any issues that may be of concern. She will keep the Commission updated.

#### **COMMITTEE REPORTS**

##### a) Recreation Director's Report – John Ansara

Chair Chauk asked if anyone had questions regarding the Recreation Director's monthly report for March.

Commissioner Munroe asked at what level education summer students would be hired. John explained that although there are many high school students who are eager to work with the Village, and occasionally he is able to hire some, generally speaking, because of our close proximity to Acadia University, and the expertise through their studies, we tend to get overwhelming numbers of university students apply, and they are in recreation and other related programs.

Vice-Chair Stevens asked about the Rail Trail erosion project. John advised we are waiting to hear from the County on the RFP for bypassing the eroded area (which the Village is helping to fund). He asked how much the eroded area has progressed over the winter, and Gerard Hamilton stated he was there just a few days ago, and it didn't progress anywhere near the amount of the previous year.

**It was moved by Commissioner Redmond, seconded by Commissioner Pineo, that the Recreation Director's Report for March be accepted as presented. MOTION CARRIED**

b) New Minas Water Commission Report – Vice-Chair Stevens

Vice-Chair Stevens advised there was no Water Commission meeting, therefore, no report.

He gave a report of the Regional Sewer Committee (attached to original Minutes).

c) New Minas Area Advisory Committee – Commissioner Pineo

Commissioner Pineo stated the AAC did not meet.

d) Sign Committee – Commissioner Munroe

Commissioner Munroe stated the Committee is still working on the signs and she feels all the "thinking has gelled". She showed the Commission a sample of the design and stated it appears the project will be within budget. She will be bringing the final recommendation from the Committee to the Commission to move to the fabrication stage.

**It was moved by Commissioner Redmond, seconded by Commissioner Pineo to accept the sign design as presented by the Committee and to order the signs spending within the budget. MOTION CARRIED**

**NEW BUSINESS**

a) Announcement – New Clerk Treasurer

Chair Chaulk announced that the Village Commission has hired Brenda Stimpson as the new Clerk Treasurer. He stated Ms. Stimpson comes to the Village with a wealth of experience, and we think she will do a fabulous job. He stated she will be starting on May 2<sup>nd</sup>, and everyone is excited to meet and work with Brenda. Chair Chaulk stated that Terry Silver will be working for one month after Brenda starts (i.e., to the end of May).

b) Nomination Day – April 20, 2016

Chair Chaulk advised that Nomination Day for the Village of New Minas is set for April 20, 2016 for one Commissioner seat.

c) Contract Award, PRV Chamber Replacement Prospect Road

**It was moved by Commissioner Pineo, seconded by Commissioner Redmond that the bid of Howard E. Little Excavating Limited for the construction of the PRV Chamber on Prospect Road, be accepted in the amount of \$141,450.00 MOTION CARRIED**

d) Contract Award, Lockhart Drive Culvert Extension (Sidewalk Extension)

**It was moved by Vice-Chair Stevens, seconded by Commissioner Pineo that the bid of Dexter Construction Company Limited for the construction of the Lockhart Drive Extension (Sidewalk) be accepted in the amount of \$105,709.15. MOTION CARRIED**

e) Draft MPS – Village Growth Center

T. Silver provided the Commission with a synopsis of the County of Kings' process for the review of the Municipal Planning Strategy. Essentially, she stated that the Commission's concern a year ago with regard to zoning and potential development opportunities for the Highway 101 south section of New Minas have not only not been resolved, they have been compounded by the County not designating the area as a Growth Center. In fact, the area has been designated as a "Future Growth Center" which will restrict development potentially for the next 30 years.

T. Silver referred to her report to the Commission (attached to the original minutes), in which she notes that Commissioner Redmond had met with County staff, along with Councillor Jim Winsor, and asked the question: "if an application comes to staff for a development in the area shown as *Future Growth Center*, would the application be accepted?" The answer was "no, it would not". This has a very serious implication for New Minas' future.

Councillor Jim Winsor reiterated T. Silver's comments and added that to not designate New Minas South as a *Growth Center*, but to designate Greenwich also doesn't make sense. By draft policy, farming areas and along Highway 1 should be avoided as growth centers. Commissioner Pineo stated in his opinion this is beyond bizarre and definitely needs to be challenged.

Commissioner Munroe stated that Avonport and Waterville have been listed as *Growth Centers*.

The Commission has serious concerns about this and other aspects of the proposed MPS and LUB, and the Commission directed the Chair to write a letter to the County of Kings, the local MLA, the Minister of Municipal Affairs, and the Nova Scotia Utility and Review Board, protesting parts in the second draft of the MPS, and the process for drafting and presenting the Plan.

**OTHER ADDED ITEMS**

1. 2016 Amateur Ladies' Golf Tournament

The Commissioners discussed the request from Ken-Wo Golf Club to the Village to donate \$5,000 towards the 2016 Amateur Ladies' Golf tournament to be held at their Club this summer.

T. Silver advised the Commission that Villages are not allowed to make donations to for-profit organizations, and her research indicates that Ken-Wo is not a non-profit organization. Furthermore, she stated she has had discussions and communications with organizers at Ken-Wo trying to find any potential for advertising opportunities. Unfortunately, there were none forthcoming that fit the acceptable definition of paid advertising. The Commissioners expressed regret that we were not able to assist with advertising costs, but had no alternative but to direct the Clerk Treasurer to advise Ken-Wo that they are unable to support their request for a donation.

## PUBLIC DISCUSSION PERIOD

Councillor Jim Winsor – asked to speak more on the MPS/LUB Review currently underway by the County of Kings. He stated that staff was directed to produce the Municipal Planning Strategy but the Land Use Bylaw and the Map are not ready to roll out. He stated that the public can go online now to view the MPS only, and Council will be meeting with the Planning Advisory Committee, and those meetings are open to the public.

Councillor Winsor stated there are some critical issues with timing, citing the draft to the public will not be out for public participation until the maps are ready, and the maps will not be out until June. The municipal elections are in the fall (September and October), and nothing much can happen over the summer, therefore due to the timing, it is unlikely this very important process will be addressed by the current Council.

Councillor Winsor referenced T. Silver's report where *Growth Centers* are designated for development for the next 30 years, where *Future Growth Centers* will be considered for development and action AFTER the Growth Centers have been fully utilized (projected to be a 30 year wait). He stated there are 3 areas designated as *Future Growth Centers* and New Minas South is one of those. If New Minas north of Highway 101 runs out of development space – which it very likely will long before the 30 years are up – the Plan calls for development to move along Highway 1 to Greenwich, which has just been added as a *Growth Center*.

Councillor Winsor went on to say that several years ago, the County proposed a development application in Greenwich, but it was not successful because Greenwich was then and still is a very vibrant agricultural area. He stated, “we want to contain and not be strung along Highway 1 in the fact of that policy”. Furthermore, the policy calls for protection of agricultural land.

Councillor Winsor urged the Commission to make its concerns known so the document is in its final stages. He stated if New Minas continues to be labeled a *Future Growth Center*, developers will look elsewhere, and contrary to what some people think, they will not be looking elsewhere in Kings County, but further East, and everyone will lose out. New Minas is the logical area for growth – this has been stated by developers and researchers for many years – and the Village needed a space to grow. This was recognized by the NSUARB in the Village's application to expand its boundaries, and is the most logical Growth Center for Kings County. He stated he is baffled as to the rationale behind this but will continue as long as he can to arrive at a rational conclusion in this process.

Councillor Winsor stated that one of the comments made as justification for New Minas South being a *Future Growth Center* designation is there is no “community plan”. He said he has asked the question of how many other Growth Centers have a community plan. He has further pointed out that Jeff Wallace has 42 boxes of proposals, applications and plans produced by the late Don Wallace and his planners, for the area south of Highway 101, most of which is currently within the new Village boundary.

Terry Silver also added that Chrystal Fuller had carried out an extensive study in the late '90s on behalf of the County of Kings, so this rationale just does not make sense.

Councillor Winsor commented on the presentation by Mr. and Mrs. MacPherson. He stated that the first year of Council's J-Class Roads project, the majority of the work was carried out in New Minas. He added for clarification that there are only 3 small J-class gravel roads in New Minas, all other roads belong to the Province and are not negotiable for paving by the County.

**ADJOURNMENT**

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

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**Dave Chaulk, Chair**

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**Terry Silver, Clerk Treasurer**