

**NEW MINAS AREA ADVISORY
REGULAR MONTHLY MEETING
& PUBLIC INFORMATION MEETING
July 17, 2012**

The meeting was held at the New Minas Civic Center July 17, 2012 at 7:00 p.m.

In Attendance:

Dean Hatt, Commissioner, Chair, NMAAC
John Owen, Vice-Chair, NMAAC
Dave Chaulk, Chair Village Commission, Member, NMAAC
John Bourgeois, Member, NMAAC
Dale Pineo, Commissioner, Member, NMAAC
Councillor Eric Smith, Member, NMAAC
Miriam Coldwell, Member, NMAAC
Lynn Spencer, Recording Secretary
Aaron Murnaghan, Planner, Municipality of the County of Kings
Mark Fredericks, Planner, Municipality of the County of Kings

Regrets:

Gordon Silver, Member, NMAAC

Guests:

Terry Silver, Clerk Treasurer, Village of New Minas
Janice Scott
Robert Scott

Call to Order:

Chair Hatt Called the meeting to order at 7:00 PM

Approval of Minutes:

Moved by Dave Chaulk, seconded by Dale Pineo to approve the Minutes of March 20, 2012 as circulated. MOTION CARRIED

Approval of Agenda:

Moved by Dale Pineo, seconded by Vice Chair Owen to approve the Agenda with the following addition 5a. Canadian Tire Development Agreement. MOTION CARRIED

Application to reduce setbacks for Accessory Buildings in the C1 Zone:

Chair Hatt turned the meeting over to Planner Mark Fredericks to give his presentation on Skabost Inc. A request from Robert Scott to amend the text of the General Commercial 1 (C1) Zone to reduce setbacks for accessory buildings. These buildings are now to meet the same setbacks as the main commercial buildings and the request is to lessen the setbacks in order to accommodate building for storage and other purposes that are accessory to the primary commercial use. This change will affect all of the C1 Zones in New Minas.

A discussion took place and the following motion was made;

It was moved by Dave Chaulk, seconded by Dale Pineo to accept the Municipality of the County of Kings staff report, that the Area Advisory Committee recommend that the Planning Advisory Committee recommend that Municipal Council give First Reading and hold a Public Hearing regarding the amendments to the New Minas Land Use Bylaw to reduce setbacks for accessory buildings in the General Commercial (C1) Zone, as described in Appendix A of the staff report dated July 17, 2012. MOTION CARRIED

Application from the Village of New Minas to Amend the Wellfield Protection Zone Map (File 12-13):

Chair Hatt turned the meeting over to Aaron Murnaghan to present his report to the New Minas Area Advisory Committee. The Village of New Minas has applied to amend the Wellfield Protection Zone Map by rezoning a portion of land 250' in radius around a new wellhead on property owned by the Village at 175 Jones Rd. in New Minas. The amendment is necessary in order to protect the Village water supply for any potential contamination.

There were a couple of issues with two property owners, but this is not going to cause any issues with the two businesses surrounding the property. Mark said there is not policy for wellfields so they are going with the Land Use Bylaws to make this change happen.

Vice Chair Owen asked if the issues with the property owners have been defused.

Aaron- Mostly the Well is there and we have to protect it.

Vice Chair Owen asked why the well has been running for the last 4 years and is now only applying to have it rezoned.

Aaron- The Water Commission will have to answer that question.

It was moved by Dale Pineo, seconded by Dave Chaulk to accept the Municipality of the County of Kings Planning Staff report and recommend that the Planning Advisory Committee recommend that Municipal Council give First Reading and hold a public hearing on the application by the Village of New Minas to amend the Wellfield Protection Zone Map by creating a new Wellhead Protection Zone (Zone A) on and around 175 Jones Rd., New Minas. MOTION CARRIED

Aaron to clarify issues surrounding constraints that those lands of 9209 Commercail pose for a potential developer and why Plazacorp met challenges in their application:

Chair Hatt turned the floor over once again to Aaron Murnaghan to update the commission on the Village lands at 9209 Commercial St. to explain why the developers met challenges in their application. Aaron explained that the Village intuitional lands and the Morton R2 zone is not the problem with the application what is give the problem is the O1 zone environmental that has been the root of the issues. Plazacorp had one design in mind and because of the 01 zone it was not able to support the property. Provincial regulations state that you have to be a certain distance from the stream.

Chair Hatt- Why couldn't the Village be kept up to date on these matters? This is our property we should know what is happening instead of trying to second guess.

Aaron Murnaghan- Staffing issues have been a problem, this application has been pushed up the queue and working with people in Fredericton has been a challenge.

Dave Chaulk- Is it just our property that will be rezoned.

Aaron Murnaghan- The Morton's are also going forward with the rezoning. We hope to take this to the Area Advisory Committee next month. The rezoning will take approx 4 months.

Public Discussion:

Terry Silver Clerk Treasurer, Village of New Minas requested to clarify a question Vice Chair Owen asked about why we would put a well in that part of New Minas and why it took this long to request the changes. Our engineer did a study and found it to be the best place for a well and we worked along with Department of Environment to drill this well, there was not issues concerning the place as far as environment was concerned when that well was drilled and they did not request us to make any changes until now. She said that now we know the procedure and this will not happen in the future we will request the changes made immediately.

Terry Silver asked, Aaron you talked with Plazacorp, do you truthfully think that the zoning issues made the developer back out.

Aaron Murnaghan- No, it was not the zoning issues, when the financial person backed out the project didn't happen. Without the tenant they were unable to continue.

Terry Silver- when we continue on with the rezoning of the properties will we be able to extend the extra 20 meters.

Aaron Murnaghan- we have all the elevations because of the mapping they have done, with the engineers report we will be able to possibly move 10 ft.

Terry Silver- Can we culvert in the future

Aaron Murnaghan- it may have been possible in the past, but not now.

Councillor Smith moved for adjournment @7:50

Adjournment:

APPROVAL

Chair Dean Hatt

Lynn Spencer Recording Secretary