

**NEW MINAS AREA ADVISORY  
REGULAR MONTHLY MEETING  
April 21, 2009**

The meeting was held at the New Minas Civic Center April 21, 2009 at 7:00 p.m.

- In Attendance:** Gordon Silver, Chair, NMAAC  
Dean Hatt, Vice-Chair, NMAAC  
Miriam Coldwell, Member, NMAAC  
John Bourgeois, Member, NMAAC  
Dave Chaulk, Member, NMAAC  
James Redmond, Member, NMAAC  
Councillor Eric Smith, Member, NMAAC  
Lynn Spencer, Recording Secretary  
Ben Sivak, Planner, Municipality of the County of Kings
- Guest:** Wayne Gibbons
- 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 Mar 17, 2009 as circulated. MOTION CARRIED**
- Approval of Agenda:** **Moved by James Redmond, seconded by Vice Chair Dean Hatt to approve the agenda as circulated. MOTION CARRIED**
- Application to discharge an existing development agreement permitting the development of a private billiards club:** Kings County Planner, Ben Sivak presented his report to the New Minas Area Advisory Committee. Ben informed the committee that the current owner is selling and would like to discharge the existing development. The owner would like to transfer a small portion of property to an adjacent property owner and have his property zoned Major Commercial (C1).
- It was moved by James Redmond, seconded by Councillor Eric Smith that the Municipality of the County of Kings Planning staff recommendation to discharge an existing development agreement permitting the development of a private billiards club and lounge located at 1010 Kentucky court, New Minas, be accepted and forwarded to the Planning Advisory Committee. MOTION CARRIED**

**Application to permit the development of a mixed-density residential neighbourhood, Millet Drive, New Minas:**

Kings County Planner Ben Sivak presented his report to the Committee. Ben informed the committee that this development would be considered a neighbourhood development. The developer would like to provide 62 acres of land behind Lockhart and Ryan Park in replacement of parkland within the development.

Councillor Eric Smith asked if there was a traffic study done.

Ben Sivak informed the committee that a traffic study will need to be done when the plans are more concrete.

Councillor Smith asked if there will be provisions for drainage. He stated he has concerns with flooding, given the flooding that happened just a couple of weeks ago

Ben Sivak informed the Committee that this is a two step process. This first step is for policy changes and the next step will be for the applicant to apply for a development agreement. This will address proper drainage as well as other issues.

James Redmond informed the committee that the flooding that Councillor Smith is referring to came from the brook behind the Canadian Tire Store not from the Home Depot property.

Dean Hatt expressed his concerns about the 62 acres of land and would like to know who will have ownership of the property: the Village of New Minas or The Municipality of the County of Kings.

Dave Chaulk expressed his concerns on the issue of ownership of the parklands as well. He is also concerned with sewer capacity for this development, the issue of no parkland for the residents of this development, and requested that the Village's Engineer, Doug Seamone's give an opinion on the development.

Ben Sivak informed the committee that the issue concerning ownership of the land will be dealt with in the Development

Agreement. Ben informed the committee that he spoke with the County about capacity issues and they feel that a residential development has no negative impact on the Regional Sewer plant.

Mr. Gibbons pointed out that the buildings are not back to the extent of the property line; this will leave parkland behind the properties. This will be available should the residents wish to develop parkland for their area, but for now the lands will be left in their natural state.

Dave Chaulk informed Ben Sivak that he will not support the development if these issues are not resolved before it comes back to the Area Advisory committee for a Development Agreement.

**It was moved by James Redmond, Seconded by Councillor Eric Smith to accept the Municipality of the County of Kings Planning staff recommendation that the Application to permit the development of a mixed-density residential neighbourhood, Millet Drive, New Minas be re-designated and rezoned to a Residential Comprehensive Development District (RCDD) and zone that would allow the proposal only through a development agreement. 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**