

**REGULAR MONTHLY MEETING  
NEW MINAS AREA ADVISORY COMMITTEE**

**MARCH 19, 2003  
7:00 P.M.**

**In Attendance:**

**Committee Members**

James Redmond, Chairman  
Ted Nicholson  
Wayne Merrill  
Councillor Dan Watters

**Municipality of the County of Kings**

Penny Henneberry

**Special Guest:**

Myles Martin

**Absent:**

Don Cook  
Bruce Blakeney

**Call to Order:**

The Chairman called the meeting to order at 7:14 p.m. in the Village Office.

**On motion of Ted Nicholson, Seconded by Councillor Dan Watters to add Mike Wards Development Agreement for discussion at this meeting, adding to the agenda other business 5.4  
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Chairman James Redmond then invited Penny Henneberry to begin her presentation.

**Request by Myles Martin Vice-President, Leasing Plaza Atlantic Limited to Enter into a Development Agreement to Construct a Restaurant and Strip Mall on the Property known as 9275 Commercial St. New Minas.**

Mrs. Henneberry began her proposal by stating that portion of this property was rezoned C1 and the smaller portion had to be rezoned to Commercial Gateway. Penny stated that Department of Transportation requested a Traffic study and that was completed. Some changes were requested and the applicant is willing to meet those changes.

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Wayne Merrill questioned the impact this would have on the future hopes of Granite Drive. Mrs. Henneberry stated that there would be a potential exit coming from the highway. The applicant is willing to comply with any changes necessary.

Gateway requires a vegetation buffer but she stated that they were being a little more stringent and requiring a 6 ft wooden privacy fence between the residential property and the commercial property to provide a better separation between them.

Penny Henneberry stated that they had only heard from one of the neighbors within a 500 ft radius and he stated that he was very happy about the venture.

Outdoor lighting and ventilation are specified standard. Things are not to be directed toward roadways and residential areas. Ventilation systems are situated so that they would not disturb residents.

Penny Henneberry stated that three properties are going to be combined into two properties, the proposed restaurant being on one and a strip mall on the other. There will be a shared driveway and shared parking covering it all under the Development Agreement.

Myles Martin was invited to speak but just stated that he was open for questions. The only question asked was if he could tell us the Restaurant name and he was unable to divulge that information.

**On Motion of Ted Nicholson, seconded by Dan Watters that the New Minas Advisory Committee agree to the rezoning of the land from the east corner of Commercial St. to Cornwallis Ave C1 New Minas Commercial to CG Commercial Gateway zone. MOTION CARRIED.**

**On Motion of Wayne Merrill, seconded by Dan Watters, that the New Minas Advisory Committee approve of the Development Agreement as presented here tonight to allow Plaza Atlantic Limited to Develop the land on the east corner of Commercial St. and Cornwallis Avenue for the purpose of a Restaurant and a Commercial Building. MOTION CARRIED.**

Penny Henneberry and Myles Martin left the meeting at 7.25 p.m.

**On Motion of Ted Nicholson, seconded by Dan Watters the minutes of the regular monthly meeting on Nov 20 and the special meeting of November 25 be approved. MOTION CARRIED.**

**On motion of Ted Nicholson, seconded by Dan Watters that they receive the letter from Mr. Barry Lee and Mrs. Carol Vincent. MOTION CARRIED.**

**On Motion of Ted Nicholson, seconded by Wayne Merrill to accept the resignation of John Corey with regret and request that a letter be sent to him telling him that we accept with regret and thank him for his services. MOTION CARRIED.**

A letter from Eleanor Rogers was read. Eleanor Rogers answered the advertisement-requesting applicants for the position on the New Minas Advisory Committee. A discussion took place on whether or not to accept Eleanor as a committee member. Wayne Merrill expressed his concerns about appointing a person without a formal interview, the committee agreed. A decision was made to advertise further and then arrange for an interview.

**On Motion of Wayne Merrill, seconded by Ted Nicholson to advertise for a new committee member for the New Minas Advisory Committee. MOTION CARRIED.**

Next on the Agenda was the discussion of the Ward Development Agreement. Councilor Dan Watters proceeded with his concerns about the public not being properly informed or possibly misinformed. Councilor Dan Watters produced a letter that he received informing him of a meeting to be held on March 3 for 1<sup>st</sup> reading consideration of the Ward Development Agreement and then if approved, a public hearing would be held on March 31, 2003. The meeting on March 3<sup>rd</sup> was actually held on March 4<sup>th</sup> so the people that showed up on March 3<sup>rd</sup> were understandably upset.

Councilor Dan Watters supplied us with a petition that was circulated in the area. The petition had a total of 39 names; Councilor Watters stated that only 2 people were in favor of rezoning for the purpose of an apartment building.

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Councilor Dan Watters stated that it is common knowledge that the planning department meets with the applicant 1 month to 2 months in advance to prepare how it can be best achieved and then it goes to the planning advisory committee and they decide if it can be admitted within the framework of the land use by law, provided it's done on a development agreement. The Mike Ward Development the zoning is not appropriate and the people living in the R1/R2 designated area would like to go on living in an R1/R2 area. The people will agree with 2 duplex but not an apartment building.

Wayne Merrill asked the question of the sewer system, if there is sufficient capacity. Councilor Watters states he does not believe it is but Wayne Merrill states that there engineer says it has the capacity.

Wayne Merrill stated that he couldn't vote for it before and he feels that he couldn't vote for it now and he feels that they lose credibility if they vote for it now. The council can speak on their behalf but he does not feel that he could vote for it. Wayne Merrill states that the New Minas Advisory Committee will lose credibility and possibly the committee could be eliminated by the County Council.

**On Motion of Dan Watters, seconded by Ted Nicholson to oppose the Ward Development. 2 yeas, 2 nay MOTION DENIED.**

**Adjournment**

There being no further business, the meeting adjourned at 8:00 p.m.

**APPROVED:**

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**CHAIRMAN**

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**SECRETARY**