

**NEW MINAS AREA ADVISORY  
REGULAR MONTHLY MEETING  
May 17, 2011**

The meeting was held at the New Minas Civic Center May 17, 2011 at 7:00 p.m.

**In Attendance:**

Gordon Silver, Chair, NMAAC  
Dean Hatt, Vice-Chair, NMAAC  
Dave Chaulk, Member, NMAAC  
John Bourgeois, Member, NMAAC  
James Redmond, Member, NMAAC  
John Owen, Member, NMAAC  
Councillor Eric Smith, Member, NMAAC  
Lynn Spencer, Recording Secretary  
Terry Silver, Clerk Treasurer, Village of New Minas  
Madelyn LeMay, Planner, Municipality of the County of Kings  
Mark Fredericks, Planner, Municipality of the County of Kings

**Absent:**

Miriam Coldwell, Member, NMAAC

**Guests:**

Robert Scott  
Janice Scott

**Call to Order:**

Chair Gordon Silver Called the meeting to order at 7:00 PM

**Approval of Minutes:**

**Moved by Dean Hatt, seconded by John Owen to approve the Minutes of April 20, 2011 as circulated. MOTION CARRIED**

**Approval of Agenda:**

**Moved by Councillor Eric Smith, seconded by John Owen to approve the Agenda with one addition 7- Tradesman Restaurant. MOTION CARRIED**

**Appointment of 3 Citizen Members:**

Three positions for citizen members were advertised in the paper. New Minas Area Advisory Committee advertised in the local paper for 3 citizen members according to their bylaws. We received 3 applications from present members to reoffer and no other applications were received.

**It was moved by James Redmond, seconded by John Owen to accept the three applications Gordon Silver, Miriam Coldwell and John Bourgeois all three reoffered to serve another 3 years. MOTION CARRIED**

**Development Agreement to permit a lounge at 18 Kentucky court, New Minas, File # 11-01DA:**

Planner Madelyn LeMay presented her development agreement to the Committee requesting a lounge at 18 Kentucky Court, New Minas. This property once had an agreement, which permitted a lounge on this property but in 2009 the owner had applied to remove the agreement to allow a transfer of land and in the major Commercial District a lounge is not permitted under its uses without a Development Agreement and that is why we are here tonight to review the Development Agreement for the applicants requesting you to permit a lounge on this property. After some discussion the following motion was made:

**It was moved by James Redmond, seconded by Dean Hatt to accept Municipality of the County of Kings Planning staff recommendation and to forward to the Planning Advisory Committee for their recommendation to Council on the Development Agreement for a lounge at 18 Kentucky Court New Minas. MOTION CARRIED**

**Application from the Village of New Minas to rezone the area around a Decommissioned well from Zone A to Zone B:**

Planner Mark Fredericks presented his report to the New Minas Area Advisory committee for the application to rezone wellfield protection zone A to zone B around a decommissioned well located next to 9209 Commercial St. New Minas. Mark told the committee that a ruling has been received from the Nova Scotia Dept of Environment and that they have ruled in favor of the changes. They would like the New Minas Water Commission to update their Water Resource Management Plan (developed by Hiltz and Seamone) to reflect the changes.

**It was moved by James Redmond, seconded by John Owen to accept Municipality of the County of Kings Planning staff recommendation to forward to Planning Advisory Committee for their recommendation to Council to give first reading to the application by the Village of New Minas to rezone Wellfield Zone A, surrounding a decommissioned well located next to 9209 Commercial St. New Minas to Wellfield Zone B. MOTION CARRIED**

**Tradesman Restaurant (James Redmond):**

Commissioner James Redmond told the committee that the Credit Union would like to know what the hold up is for the property of the Tradesman Restaurant. They are looking to purchase the property to build a new branch office, but they are not able to get the required permits and zoning.

Planner Mark Fredericks told the committee that Dept of Environment were a month late in giving them a ruling and that set the process back a month. Zone A does not permit a financial institution in the permitted uses that is why they are not able to get building permits. He thought a demolition permit had been issued for the property and if so they can start demolition if they wish to do that before the zoning has been approved. He will check on the permit and get back to the committee. The Application has been voted in favor here tonight, but there is still a

process to follow. The earliest the application will be approved is July 29, 2011.

The application will go to PAC next Tuesday and on to Council in June for first reading, Public Hearing in June or July and July Council meeting for Second reading.

**Public Discussion:**

No Public Discussion.

**Adjournment:**

James Redmond moved for adjournment at 7:30 p.m.

**APPROVAL**

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**Chair Gordon Silver**

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**Lynn Spencer Recording Secretary**