

**NEW MINAS AREA ADVISORY  
REGULAR MONTHLY MEETING  
May 20, 2008**

The meeting was held at the New Minas Civic Center May 20, 2008 at 7:00 p.m.

**In Attendance**

Miriam Coldwell, Chair, NMAAC  
Dean Hatt, Vice-Chair, NMAAC  
Dave Chaulk, Member, NMAAC  
Gordon Silver, Member, NMAAC  
Christopher, Member, NMAAC  
John Bourgeois, Member, NMAAC  
James Redmond, Member, NMAAC  
Councillor Eric Smith, Member, NMAAC  
Lynn Spencer, Recording Secretary  
Ben Sivak, Planner, Municipality of the County of Kings  
Terry Silver, Clerk Treasurer

**Guest**

Brian Fitzgerald, President, 3121673 Nova Scotia Limited  
John Fitzgerald, 3121673 Nova Scotia Limited  
Ms. H.A. Higgins, 83 Jones Rd.

**Call to Order**

Chair Coldwell Called the AAC meeting to order at 7:00 P.M.

**Approval of Minutes**

**It was moved by, Gordon Silver, seconded by Dean Hatt to approve the Minutes of Nov 1, 2007 and April 17, 2008 as circulated. MOTION CARRIED**

**Approval of Agenda**

**It was moved by, James Redmond, seconded by Chris Shields to approve the agenda as circulated. MOTION CARRIED**

**Application to rezone 83 Jones Rd.**

Ben Sivak presented his report to the Area Advisory Committee. The applicant is requesting to change the zoning from Residential one and two unit (R2) to residential one and two-home based business (R2-B), she would like to operate a sewing business from her home. This Item was brought forward from April 17<sup>th</sup> Meeting.

Commissioner Dean Hatt read a letter to the committee that he received from a resident on Jones Road. This letter was a

letter supporting Ms. Higgins. (letter attached to original minutes)

Ms. Higgins was asked to speak to the committee she informed the committee that the majority of her work would be on a pickup and delivery basis and did not feel that there would be a large amount of traffic flow to her home-based business. From the conversation with the committee and Ms. Higgins the following motion was made.

**It was moved by Jim Redmond, seconded by Dean Hatt to accept staff recommendations that 83 Jones Rd., New Minas be rezoned from Residential One and Two Unit (R2) to Residential One and Two Unit-Home Based Business (R2). MOTION CARRIED**

**Application from Mr. Fitzgerald for Paddy,s/Rosie's:**

Ben Sivak presented his report to the Area Advisory Committee outlining the changes Mr. Fitzgerald would like to make to the present development agreement. Mr. Fitzgerald would like to expand his building to allow for a bakery in addition to the expansion of the lounge to permit an outdoor patio. After speaking with Mr. Fitzgerald the committee made the following motion.

**It was moved by Jim Redmond, Seconded by Dave Chaulk to recommend that the application to amend a development agreement to allow for an addition to allow expansion of non-confirming uses at 9237 Commercial Street, New Minas (PID 55358857). MOTION CARRIED**

**Adjournment**

Dave Chaulk moved for adjournment at 7:25 p.m.

**APPROVAL**

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Chair Miriam Coldwell

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Lynn Spencer Admin. Assistant