

**APPROVED MINUTES
NEW MINAS AREA ADVISORY &
VILLAGE COMMISSION
REGULAR MONTHLY MEETING
Oct 24, 2005**

The meeting was held at the New Minas Civic Center Oct 24, 2005 at 7:00 p.m.

In Attendance

Miriam Coldwell, Chair, NMAAC
Dave Chaulk, Member, NMAAC
Eleanor Rogers, Member, NMAAC
Les Barrett, Member, NMAAC
Dale Pineo, Vice Chair, NMAAC
Gordon Silver, Member, NMAAC
Councillor Eric Smith, Member, NMAAC
Lynn Spencer, Admin. Assistant, Recording Secretary
Terry Silver, Clerk Treasurer
Chrystal Fuller, Planner, Municipality of the County of Kings

Guest

Linda Lockhart, Vice-Chair, Village Commission
Sherry Swanburg, Member, Village Commission
Doug Seamone, Engineer
Bill Butler, Director, Municipality of the County of Kings
Chris Parker, Councillor, Municipality of the County of Kings
Janet Newton, Councillor, Municipality of the County of Kings
Chris Millier, Planner for developer
Don Wallace

Absent

Rolly Jenner, Member, NMAAC

Call to Order

Chair Coldwell called the meeting to order at 7:05 P.M.

Approval of Agenda

It was moved by Les Barrett, and seconded by Gordon Silver to approve the agenda as circulated. MOTION CARRIED

New Minas South

Chrystal Fuller presented her report on New Minas South to New Minas Area Advisory Committee and Guests, and questions were asked.

Les Barrett: What are you looking for?

Chrystal Fuller: What does New Minas want to do? Develop water and sewer or have the County allow on site sewer systems.

Les Barrett: Water and sewer is being sought, but no consideration on expanding our boundaries.

Chrystal Fuller: At this point yes just water and sewer. Expanding your boundaries is more of a political decision.

Linda Lockhart: Would the applicant be interested in applying to expand the boundaries for New Minas?

Chrystal Fuller: I am unable to speak for them.

New Minas South
Chris Millier 101
Properties Ltd.

Chris Millier responded to Linda Lockhart. Discussions of annexation did take place years ago, there have been many discussions centered on this development, but nothing came out of it.

Mr. Millier continued on to do his presentation on behalf of the developer. He informed the committee that the developer originally wanted this property zoned urban growth, but due to the time and money already spent, they feel that it will take too long to take that route now. Mr. Millier is suggesting that there be a third option implemented. Let the developer develop 135 lots as country residential, but still continue with proceeding with urban development.

Les Barrett: If there was a scenario, if the village was to make an application to the URB would your client be interested?

Chris Millier: I cannot speak for them, but I feel that they likely would.

Linda Lockhart: Could the Applicant proceed with the URB application themselves?

Chris Millier: No

Eric Smith: What will happen 10 years from now if we jump too fast? This has to be done right.

Chrystal Fuller: Growth center boundaries will need to be expanded for growth. Planning issues will have to be dealt with first.

Les Barrett: The Village of New Minas has not been the one to hold up this application, it was the County, we don't have a say.

Chrystal Fuller: We take all the planning decisions through the village first, but yes the decisions are determined through the County.

Les Barrett: How do we give input on issues outside our boundaries?

Chrystal Fuller: It is a shame you see it this way. It is planning issues that I am seeking a decision on tonight not boundaries.

Linda Lockhart: We may accept a decision, but PAC could change it and totally do what they want.

Dave Chaulk: What is the growth center boundary?

Chrystal Fuller: I am not the person to tell you how to go about expanding your boundaries.

Bill Butler: Growth centers are designed to give you the opportunity to expand.

Dave Chaulk: What is the Village boundary?

Les Barrett: Development in the Village of New Minas is all we can input on, not outside.

Chrystal Fuller: The decision made here will affect the Village of New Minas, if not now then down the road. We are seeking input. Provide council with some decision.

Bill Butler: If you don't make a decision what will happen if council makes that decision?

Terry Silver: Is there an area on that map that has an area for future development for New Minas?

Chrystal Fuller: No

Terry Silver: Is New Minas South included in our sector plan?

Chrystal Fuller: No

Gordon Silver: There is an opportunity for New Minas here tonight to expand and this is something that should be taken advantage of.

Dave Chaulk: Is option 1 and 2 no longer acceptable for the developer?

Chris Millier: Option 1 no, Option 2 short-term yes, but not long-term. Option 3 is consistent with all studies to date.

Dave Chaulk: suggested tabling it for a couple of weeks.

Another meeting is scheduled for Nov 21, 2005 at 6:30 P.M.

Adjournment

Gordon moved for adjournment at 8:15 p.m.

APPROVAL

Chair Miriam Coldwell

Admin. Assistant Lynn Spencer