



**Village of New Minas**  
Minutes of Regular Commission Meeting  
Tuesday October 15, 2019 @ 7:00 PM  
Commission Room, Louis Millett Community Complex  
New Minas, Nova Scotia

**Commissioners Present:**

- Dave Chaulk, Chair
- Ken Pineo, Vice Chair
- Cheryl Manzer, Commissioner
- Mary Munroe, Commissioner
- James Redmond, Commissioner

**Staff Present:**

- Greg Lowe, Public Works
- Ian Morrison, Clerk Treasurer
- John Ansara, Director of Recreation & Community Development
- John Aulenbach, Public Works
- Kimball Tupper, Public Works

**Others Present:**

- Ginette Goulet, Strategic Project Specialist, County of Kings
- Jim Winsor, District #8 Councillor
- Scott Conrad, CAO, County of Kings
- Scott Quinn, Director of EPW, Lands & Parks Services, County of Kings
- Trish Javorek, Director of Land use Planning & Inspection Services, County of Kings

**Call to Order:**

Chair Dave Chaulk called the meeting to order at 7:00 pm, welcoming those in attendance.

**Approval of the Agenda:**

THAT the Agenda for the October 15, 2019 regular Commission meeting be approved as presented.

**M/Ken Pineo**

**S/James Redmond**

**CARRIED**

**Approval of the Minutes from Prior Meetings:**

THAT the Minutes for the September 9, 2019 regular Commission meeting be approved as presented.

**M/James Redmond**

**S/Ken Pineo**

**CARRIED**

**Business Arising from Minutes:**

N/A

**Presentations:**

1. Years of Service Presentations

The following presentations were made to long-serving staff members under the Years of Service program:

- Brian Aulenbach-10 years
- Charlene Hines-5 years
- Greg Lowe-5 years
- Kimball Tupper-5 years

A presentation was made to James Redmond, on behalf of the Association of Nova Scotia Villages, for 25 years of service as a member of the New Minas Village Commission.

2. New Minas Secondary Plan

Scott Conrod, CAO, County of Kings and Ian Morrison, Clerk Treasurer for the Village of New Minas, presented the following framework for development of lands located south of the 101:

- Area Planning Advisory Committee Structure
- Terms of Reference for Strategy Development Committee
- Planning Process for Proposed Road Network on Lands South of Highway 101
- Revised Budget

Each item was presented and then voted on, in sequence. The next project phases will require a high degree of consultation with stakeholders, including the public, landowners, and developers. Key questions that will need to be considered shall include the vision for the new area to be developed, the infrastructure to support that development, and how this area complements the Village as a whole, including the Commercial Street area.

THAT the recommendation report for the Area Planning Advisory Committee be accepted with the revision that the Committee structure for the existing Area Advisory Committee (Option #1 in the report) be retained within the new Area Planning Advisory Committee.

**M/James Redmond**

**S/Mary Munroe**

**CARRIED**

THAT the recommendation report for the Terms of Reference for the Strategy Development Committee be accepted as presented.

**M/James Redmond**

**S/Mary Munroe**

**CARRIED**

THAT the recommendation report for the Planning Process for Proposed Road Network on Lands South of Highway 101 be accepted as presented.

**M/James Redmond**

**S/Mary Munroe**

**CARRIED**

THAT the recommendation report for the Revised Budget be accepted as presented.

**M/James Redmond**

**S/Ken Pineo**

**CARRIED**

The Chair thanked Mr. Conrod and Mr. Morrison for the presentation.

On a matter of Point of Privilege, Commissioner Pineo enquired whether the members of the Commission were aware of the Motion voted on with regard to the structure of the Area Planning Advisory Committee when the question was called. After a brief discussion, Commissioner Pineo was satisfied that the question was understood when called.

**Committee Reports:**

- Area Advisory Committee – no meeting
- Beautification Group – report included in package
- Clerk Treasurer – report included in package
- Finance – report included in package
- Public Works – report included in package
- Recreation & Community Development – report included in package
- Regional Sewer Committee – report included in package
- Water Commission – no report

THAT the report for Beautification Group be accepted as presented.

**M/Mary Munroe**

**S/James Redmond**

**CARRIED**

The Commission directed the Clerk Treasurer to explore placing holiday lights on the facade of the Louis Millett Community Centre,

THAT the reports for Clerk Treasurer, Finance, Public Works, and Recreation & Community Development be accepted as presented.

**M/James Redmond**

**S/Mary Munroe**

**CARRIED**

**New Business:**

EFT Transactions

The Clerk Treasurer reported that the Village Finance Department will be moving towards payment of invoices using electronic funds transfers. As well, as part of this plan, receipt of payment by electronic means will be received. Eventually all payments will be processed in this manner. This initiative will roll out over the next several months.

**Correspondence:**

Lily & Associates Ltd.

The Clerk Treasurer provided an update on the request from Lily & Associates Ltd. for lease of 50 acres of Village property located on the dykelands for the purposes of crops. The Clerk Treasurer advised the Commission that this type of an initiative would not affect the well water infrastructure of the Village located in that area. The Solicitor has advised that the Village can lease property for the proposed purposes at market value so long as it is determined that the land is no longer required for Village purposes. Given the property in question, the matter of use should not be an obstacle. However, the value of the property will likely require ministerial approval to lease.

It has been recommended to Lily & Associates Ltd. to retain a qualified appraiser to determine (with suitable comparables) the fair market lease rate for farm land in Kings County. If the Village is satisfied with the appraisal amount it can be relied upon to satisfy the requirements of the Municipal Governance Act.

The Commission has been in receipt of a letter from Stirling Bishop, dated October 15, advising that an appraiser has been contacted, but the work of the appraiser has not yet been completed.

The Clerk Treasurer was directed to contact Mr. Bishop to follow-up.

New Minas Children's Centre

The Clerk Treasurer presented a memo from Scott MacKay, County of Kings, dated September 10 that advised the tax exemption for the New Minas Children's Centre has been ratified and is now in place.

**Public Discussion Period:**

- Jim Winsor, Councillor for District #8, advised the Commission that the new Municipal Planning Strategy is now in the public hearing stage and should be in place by February 2020.

- Jim Winsor communicated that he has received positive comments about the work of the Beautification Committee.
- Jim Winsor remarked that the presence of four representatives from the staffing complement of the Municipality of Kings at the meeting this evening exemplifies the commitment of the Municipality to the development of lands south of Highway #101.
- October 29 is the Grand Opening of the new municipal building for the Municipality of the County of Kings.

**Adjournment:**

**M/James Redmond**

THAT the meeting be adjourned at 8:00 pm