



**Village of New Minas**  
**Commission Meeting**  
**December 9, 2024 @ 7:00 PM**  
**Commission Room, LMCC**  
**New Minas, Nova Scotia**  
**AGENDA**

1. Call to Order
2. Approval of the Agenda
3. Disclosure of Conflict of Interest
4. Approval of Minutes:
  - a. November 12, 2024 Village Commission Meeting
5. Business Arising from Minutes:
  - a. November 12, 2024 Village Commission Meeting
6. Comments from the Chair
7. Public Input Specific to Agenda Topics
8. Committee Reports:
  - a. Beautification Committee — Report and draft minutes included in package
  - b. Finance & Audit Committee — No meeting since last report
  - c. Joint Accessibility Advisory Committee — No meeting since last report
  - d. New Minas Water Commission — No meeting since last report
  - e. Regional Sewer Committee — No meeting since last report
9. Staff Reports:
  - a. Clerk Treasurer/CAO — Report included in package
  - b. Director of Public Works — Report included in package
  - c. Manager of Finance — Report included in package
  - d. Director of Recreation & Community Development — Report included in package
10. New Business:
  - a. Years of Service Acknowledgement
  - b. Planning Application to rezone PID: 55199145 from Highway Commercial (C5) Zone to Mixed Commercial Residential (C3) Zone to permit multi-unit dwellings on the property.
  - c. Planning Application to rezone PID 55199129 from Highway Commercial (C5) Zone to Mixed Commercial Residential (C3) Zone to permit multi-unit residential development.
  - d. Updated CIP
  - e. VICE Program Approval
  - f. Historical Photographs
11. Correspondence
12. Other Business
13. General Public Input
14. Adjournment



**Village of New Minas**  
Commission Meeting  
December 9, 2024 @ 7:00 PM  
Commission Room, LMCC  
New Minas, Nova Scotia  
AGENDA

**4. Approval of Minutes**



**Village of New Minas**  
Commission Meeting  
November 12, 2024 @ 7:00 PM  
Commission Room, LMCC  
New Minas, Nova Scotia  
DRAFT MINUTES

**Commissioners Present:**

- Dave Chaulk, Chair
- James Redmond, Vice Chair
- Mary Munroe
- Quentin Hill
- Debra Windle-Smith

**Commissioners Absent:**

- None

**Staff Present:**

- Tim Bouter, Clerk Treasurer/CAO
- Cory Palmer, Director of Public Works
- John Ansara, Director of Recreation & Community Development

**Others Present:**

- Christina Sappington, District 8 Councillor
- Laura Mosher, Manager of Planning — Municipality of the County of Kings

**1. Call to Order:**

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

**2. Approval of the Agenda:**

Motion:

THAT the Agenda for the November 12, 2024 Commission Meeting be approved as circulated.

**M/James Redmond**

**S/Quentin Hill**

**Motion Carried**

**3. Disclosure of Conflict of Interest:**

No conflicts of interest were declared.

**4. Approval of Minutes:**

- a. October 15, 2024 Village Commission Meeting

Motion:

THAT the Minutes for the October 15, 2024 Village Commission Meeting be approved as circulated.

**M/Quentin Hill**

**S/James Redmond**

**Motion Carried**

**5. Business Arising from Minutes:**

- a. October 15, 2024 Village Commission Meeting

There was no business arising from the October 15, 2024 minutes.

**6. Comments from the Chair:**

Dave Chaulk congratulated Christina on being elected as the representative for District 8.

**7. Public Input Specific to Agenda Topics:**

There was no public input.

**8. Committee Reports:**

- b. Finance & Audit Committee

Dave Chaulk provided a verbal summary of the draft minutes included in the November 12, 2024 Commission agenda package.

Motion:

THAT the draft minutes for the Finance & Audit Committee be received as included in the November 12, 2024 Commission agenda package and as verbally summarized by Dave Chaulk.

**M/Quentin Hill**

**S/Debra Windle-Smith**

**Motion Carried**

- d. New Minas Water Commission

James Redmond provided a verbal summary of the draft minutes included in the November 12, 2024 Commission agenda package.

Motion:

THAT the draft minutes for the New Minas Water Commission be received as included in the November 12, 2024 Commission agenda package and as verbally summarized by James Redmond.

**M/James Redmond**  
**S/Quentin Hill**  
**Motion Carried**

e. Regional Sewer Committee

James Redmond provided a verbal summary of the draft minutes included in the November 12, 2024 Commission agenda package.

Motion:

THAT the draft minutes for the Regional Sewer Committee be received as included in the November 12, 2024 Commission agenda package and as verbally summarized by James Redmond.

**M/James Redmond**  
**S/Quentin Hill**  
**Motion Carried**

**9. Staff Reports:**

The Clerk Treasurer/CAO, Director of Public Works and Director of Recreation & Community Development provided a verbal summary of the following written reports included in the November 12, 2024 Commission agenda package:

- a. Clerk Treasurer/CAO — Report included in package
- b. Director of Public Works — Report included in package
- c. Manager of Finance — Report included in package
- d. Director of Recreation & Community Development — Report included in package

Motion #1:

THAT the Clerk Treasurer/CAO Report be received as included in the November 12, 2024 Commission agenda package and as verbally summarized by the Clerk Treasurer/CAO.

**M/Debra Windle-Smith**  
**S/James Redmond**  
**Motion Carried**

Motion #2:

THAT the Manager of Finance Report be received as included in the November 12, 2024 Commission agenda package.

**M/ James Redmond**  
**S/Quentin Hill**

**Motion Carried**Motion #3:

THAT the Director of Public Works Report be received as included in the November 12, 2024 Commission agenda package and as verbally summarized by the Director of Public Works.

**M/ James Redmond**

**S/Quentin Hill**

**Motion Carried**

Motion #4:

THAT the Director of Recreation & Community Development Report be received as included in the November 12, 2024 Commission agenda package and as verbally summarized by the Director of Recreation & Community Development.

**M/Debra Windle-Smith**

**S/James Redmond**

**Motion Carried**

**10. New Business:**

- a. Planning Application — multi-unit residential development on Old Dyke Road

Laura Mosher provided a presentation on a proposed multi-unit residential development on Old Dyke Road. In an effort to increase engagement with Villages, the Municipality has eliminated all Area Advisory Committees. All rezoning and development agreement applications will now be presented directly to the Village Commission. The application is to permit two multi-unit dwellings on PID 55209530 totalling 50 units through a development agreement. The Commission asked questions about process and environmental protection. The Clerk Treasurer/CAO noted that the Village has a sanitary sewer easement through the property and is currently working on a design project to increase the capacity of the sewer lines in this area. Detailed design of the sewer and water services will need to be submitted to the Village prior to permitting.

- b. Code of Conduct for Elected Officials of the Village of New Minas

The Clerk Treasurer/CAO summarized the Code of Conduct for Elected Officials included in the October 15, 2024 Commission agenda package. The province has recently published the Code of Conduct regulations and now Village Commissions are required to adopt the model code as prescribed. This must be done on or before December 19, 2024. Once adopted, each Commission will need to secure, appoint, and have on retainer, an investigator. The Clerk Treasurer/CAO mentioned that Howard Eaton has offered to act as the investigator for the Village of New Minas. Howard is a retired RCMP Officer with experience conducting investigations. TMC Law has also indicated that they can act as the investigator for the Village of New Minas, although there could be a possibility of conflicts of interest.

Motion #1:

**Whereas** the Minister of Municipal Affairs and Housing for the Province of Nova Scotia has made the Code of Conduct for Village Elected Officials Regulations, N.S. Reg. 220/2024 (“the Regulations”); and,

**Whereas** villages are required to adopt the model code of conduct prescribed by the Regulations on or before December 19, 2024, pursuant to section 4(1) of the Regulations and section 408AB of the Municipal Government Act;

**Therefore be it resolved** that the Commissioners of the Village of New Minas hereby adopt the model code of conduct as set forth in Schedule “A” to the Regulations, which shall be titled the “Code of Conduct for Elected Officials of the Village of New Minas”.

**M/James Redmond**

**S/Quentin Hill**

**Motion Carried**

Motion #2:

THAT Howard Eaton be appointed as the investigator under the Code of Conduct for Elected Officials of the Village of New Minas.

**M/Quentin Hill**

**S/Debra Windle-Smith**

**Motion Carried**

c. Growth and Renewal for Infrastructure Development (GRID) Program

The Clerk Treasurer/CAO summarized the new Growth and Renewal for Infrastructure Development (GRID) Program included in the November 12, 2024 Commission agenda package. The Department of Municipal Affairs and Housing has announced a call for applications under this Program, which are due by December 13, 2024. The GRID Program supports investments in priority infrastructure projects that address critical capacity issues, build more accessible and adaptable communities and enable the preservation and expansion of services for new housing development. The Forsythe Water Tower Refurbishment meets many of these targets. The 2025/26 capital expenditures for this project are eligible under the program, even though the tender has been awarded. The program provides funding for up to 50% of eligible project costs.

Motion:

THAT the Village Commission approve the Forsythe Water Reservoir Refurbishment as the Village of New Minas’ priority for application under the GRID Program.

**M/James Redmond**

**S/Debra Windle-Smith**

**Motion Carried**

**d. Strategic Planning Update**

Debra Windle-Smith provided a summary of the Strategic Planning meeting that took place on October 23, included in the November 12, 2024 Commission agenda package. The Working Group plans to meet more frequently in the next year to keep the momentum going. The Working Group is planning future outreach to elected officials and potential developers. There are many opportunities for infill development in the Village, and the long-term plan includes the development of New Minas South. Communication and Beautification initiatives also tie into strategic planning.

**11. Correspondence:**

There was no correspondence.

**12. Other Business:**

There was no other business.

**13. General Public Input:**

Christina Sappington:

- Amazing job with trunk-or-treat!
- Has questions about the demographics related to the proposed 50-unit development. It would be nice to have the information ahead of time in the agenda package.
- The new Mayor for the Municipality is David Corkum, and the new Deputy Mayor is Riley Peckford.
- Three Councillors will be appointed by the Mayor for the Nominating Committee. Committee membership will be established in the following month.

**14. Adjournment:**

There being no further business, Dave Chaulk called for a motion to adjourn at 8:16pm.

Motion:

THAT the meeting be adjourned.

**M/James Redmond**

**S/Quentin Hill**

**Motion Carried**



**Village of New Minas**  
Commission Meeting  
December 9, 2024 @ 7:00 PM  
Commission Room, LMCC  
New Minas, Nova Scotia  
**AGENDA**

**8. Committee Reports**

**Information Report (Agenda Item 8.a.)**

To: Village Commission

By: Mary Munroe, Village Commissioner

Meeting Date: December 9, 2024

Subject: Beautification Committee Report

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## **Beautification Committee Report**

### **Beautification Committee Meeting — November 20, 2024**

The regular bi-monthly meeting of the New Minas Beautification Committee took place on November 20, 2024.

The first item of business under comments from the Chair, was to let the Committee know that beginning in January, I will be stepping back from the Chair and Commissioner Debra Windle-Smith will take over as Chairperson. I am confident that Debra will be effective in leading future beautification initiatives - I will remain a Commission member on the Committee. Debra will lead our planned visioning exercises starting in January and it is anticipated this will feed into the Village Strategic Plan.

We reviewed progress on our current capital projects with the Founding Fathers Park parking area expanded, the path to the river viewing area completed, the unhealthy trees removed and trimming done, and the system of guard railing to be completed soon (this will protect the steep bank on the north side of the park and prevent accidents there). The view of the river is so much better since the current work has been done!

Additional street banners have been ordered and this year's Christmas banners were installed ahead of the Rotary Parade of Lights!

Our original street-side planters are beyond repair and a motion was passed to purchase some new ones from this year's grant funding. The Committee will address the need to replace the rest of the planters when next year's budget deliberations take place.

A new tree will be ordered to replace the one that died in the Crescent Corner West Pocket Park.

Some preliminary ideas were discussed for next year's budget which will again be presented as two lists - one for Village funding and a second list that will be contingent on a successful grant application.

The next Committee meeting is scheduled to be a two hour meeting on January 15, 2025, beginning at 9:30am.

Respectfully submitted,

Mary Munroe, Chairperson

On behalf of the New Minas Beautification Committee



**Village of New Minas**  
Beautification Committee  
November 20, 2024 @ 10:30 AM  
Commission Room, LMCC  
New Minas, Nova Scotia  
DRAFT MINUTES

**Members Present:**

- Mary Munroe, Commission Member & Chair
- Debra Windle-Smith, Commission Member
- Donna Randell, Citizen Member
- Agnes Wojt, Citizen Member
- John Ansara, Director of Recreation & Community Development
- Cory Palmer, Director of Public Works

**Members Absent:**

- None

**Staff Present:**

- Tim Bouter, Clerk Treasurer/CAO

**Others Present:**

- None

**1. Call to Order:**

The Chair called the meeting to order at 10:33am, welcoming those in attendance.

**2. Approval of the Agenda:**

Motion:

THAT the Agenda for the November 20, 2024 Beautification Committee Meeting be approved as circulated.

M/ John Ansara

S/ Donna Randell

Motion Carried

**3. Approval of Minutes:**

- a. October 3, 2024 Beautification Committee Meeting

Motion:

THAT the Minutes for the October 3, 2024 Beautification Committee Meeting be approved as circulated.

**M/ Donna Randell**

**S/ Debra Windle-Smith**

**Motion Carried**

**4. Business Arising from Minutes:**

a. October 3, 2024 Beautification Committee Meeting

There was no business arising from the October 3, 2024 minutes.

**5. Comments from the Chair:**

The Chair provided a brief history of the Beautification initiatives over the last 10 years that have made great improvements in the Village. The Chair also informed the Committee of an upcoming change in roles. Debra Windle-Smith will become the Committee Chair and Mary Munroe will remain as the other Commissioner representative. This change will take effect in January 2025 when our scheduled visioning exercises will begin.

**6. Capital Projects:**

a. Founding Fathers Park

Cory Palmer provided an update on the Founding Father's Park. The trail and irrigation system adjustments have been completed. The tree cutting and stump grinding is underway. The gravels for the parking lot will be completed this week. The contractor for the fence will be selected in the next week, and this work will be completed before Christmas.

b. Banners

John Ansara provided an update on banners. The additional banners have been ordered. The Christmas banners are now installed.

c. Lighting and Decorations

John Ansara and Cory Palmer provided an update on lighting and decorations. Some of the lights for Lockhart & Ryan Park are on backorder. Many of the planters were in a state of disrepair when they were brought back for storage this fall, and had to be discarded. John has confirmed with the Province that these can fall under the previously approved grant. The new planters are estimated to cost \$7,500 to \$8,500. This amount is projected to be within the total approved budget of \$50,000.

Motion:

THAT replacement planters be ordered under the lighting and decorations line item of the budget, for a total price not to exceed \$8,500 including non-recoverable HST.

**M/ Donna Randell**  
**S/ John Ansara**  
**Motion Carried**

d. Trees

A replacement tree will be ordered from Blomidon Nurseries before the end of the fiscal year. The previous tree was not installed correctly, and will not be covered under warrantee.

**7. 2025/26 Budget:**

Two versions of the 2025/26 Budget will be prepared as in the past (one without grant funding and one with grant funding). Some ideas that will be refined at the January 2025 meeting include:

- Planters: 8 small and 5 large
- Lights and decorations for Lockhart & Ryan Park
- Prospect Road Park
- Murals on unsightly buildings

**8. Other Business:**

There was no other business.

**9. Next Meeting Date:**

a. November 20, 2024

The next meeting is scheduled for Wednesday January 15, 2025 @ 9:30am at the LMCC and via online video conference (Zoom).

**10. Adjournment:**

There being no further business, the Chair called for a motion to adjourn at 11:35am.

Motion:

THAT the meeting be adjourned.

**M/ John Ansara**  
**S/ Donna Randell**  
**Motion Carried**



**Village of New Minas**  
Commission Meeting  
December 9, 2024 @ 7:00 PM  
Commission Room, LMCC  
New Minas, Nova Scotia  
**AGENDA**

**9. Staff Reports**

**Information Report (Agenda Item 9.a.)**

To: Village Commission

By: Tim Bouter, Clerk Treasurer/CAO

Meeting Date: December 9, 2024

Subject: Monthly Report — Clerk Treasurer/CAO

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## **Monthly Report — Clerk Treasurer/CAO**

### **Summary:**

The renovations to the Recreation building in Lockhart Ryan Park are nearing completion. A walk-through was conducted with the contractor on December 2. The remaining deficiencies will be completed in the next few weeks, and the final handover is expected to occur before Christmas.

Payments (or payment arrangements) have been made for all 12 properties that were on the 2023/24 property tax list. Since October we have been working on the updated tax sale list for 2024/25. There were 10 additional properties to begin with. Six have now been paid in full, payment arrangements have been approved for three, and there is one that has not responded to date.

### **Highlights of the Past Month:**

- GRID Application has been submitted for the Forsythe Water Tower Refurbishment.
- Budget preparation for 2024/25 is underway.

### **Regularly Scheduled Meetings:**

In the past month, I attended the following regularly scheduled meetings:

- Collective meetings with Department Heads (weekly on Tuesdays)
- Individual meetings with Department Heads (weekly)
- Water Commission (November 5)
- Village Commission (November 12)
- Beautification Committee (November 20)
- Monthly meeting with Christina Sappington (November 21)

### **Other Notable Meetings:**

- Source Water Protection Plan (November 14)
- Staff Appreciation Event (November 22)

### **Professional Development:**

- Volunteering as a mentor for Engineers Nova Scotia
- Conducted elections training and participated in the Provincial election as a Deputy Returning Officer
- PMP training — ongoing

**Information Report (Agenda Item 9.a.)**

To: Village Commission

By: Tim Bouter, Clerk Treasurer/CAO

Meeting Date: December 9, 2024

Subject: Monthly Report — Clerk Treasurer/CAO

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**Outlook for Next Month:**

The planned focus for the next month will be as follows:

- Commission and Committee meetings
- Department Head meetings (collective and individual)
- Capital Projects
- Finance:
  - Bank reconciliations
  - Accounts payable
  - Invoicing and receivables
  - Payroll (bi-weekly)

Sincerely,

A handwritten signature in black ink, appearing to read "Tim B".

**Tim Bouter, P. Eng.**

Clerk Treasurer/Chief Administrative Officer

t 902-681-0430 | e [timb@newminas.com](mailto:timb@newminas.com)

Village of New Minas

9489 Commercial Street

New Minas, NS B4N 3G3

[newminas.com](http://newminas.com)

**Information Report (Agenda Item 9.b.)**

To: Village Commission

By: Cory Palmer

Meeting Date: December 9, 2024

Subject: Monthly Report — Director of Public Works

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## **Monthly Report — Director of Public Works**

### **Staff Update:**

Brycen Pick has resigned as of November 18. Deric Walker has been hired as a new laborer and he will be starting December 9. We offered Bruce Emin a laborer position and he accepted, but he received a call to have surgery before his start date. We are waiting for his surgery to see when he will be available.

### **Current Task/Projects:**

- Founding Father's Park is progressing well. Most of the trees have been removed with just the trees over the bank left to remove, and the stumps have been ground up. The parking lot has most of the gravel completed and we need to finish the rest after the fence is installed. The fence installation has been awarded and we are waiting for the installer to provide the start date.
- Plowing and salting season has begun. We have set up to purchase salt from the Department of Public Works of Nova Scotia in New Minas.
- Clean up at Lockhart Ryan Park and Jones Road facilities continues. Jones Road facility is currently being cleaned up inside and outside. An inventory of parts is also being completed.
- Christmas lights and banners are up.
- December water meter readings have been completed.
- Meter Replacements:
  - We are continuing to replace old and defective meters. We have several large meters that need to be replaced.
  - Residential meters continue to be upgraded to allow for drive by readings.

### **Long-Term Projects:**

- The refurbishment of the reservoir at Busch Lane is in the drawing submittal phase.

### **Professional Development:**

- Training was completed with Zachary and me on the water meter equipment and software. It was very informative and should improve the reading process.
- Training on snow equipment has been completed for Shawn.
- First Aid training will be completed for employees over the month of December.
- Training on the above ground sewer pump station will occur over the winter months.
- Training in fire hydrant maintenance for total staff will occur in December.
- Manlift training for some staff will occur in the winter months.
- Training staff on CCCP (Cross Connection Control Program) plan to start completing audits in the winter months.

**Information Report (Agenda Item 9.b.)**

To: Village Commission

By: Cory Palmer

Meeting Date: December 9, 2024

Subject: Monthly Report — Director of Public Works

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**Outlook for Upcoming Months:**

- Finish cleaning Jones Road and inventory all parts.
- Fire hydrant maintenance.
- Training for employees.
- Source water and CCCP audits.
- Plowing and salting.

## Information Report (Agenda Item 9.c.)

To: Village Commission

By: Shelly Palmer, Manager of Finance

Meeting Date: December 9, 2024

Subject: Monthly Report — Manager of Finance



# Monthly Report — Manager of Finance

## Summary:

The Finance department is working on completing December's tasks before the Christmas break. December's billing should be finished by the end of this week for printing the first of January. Door knockers for water disconnections should be going out as well to clear up outstanding accounts.

## Current Tasks/Projects:

- October's bank reconciliations are completed, hoping to have November's completed within the next couple of weeks.
- Second Quarter Due to/from and HST, is completed, just waiting on the HST refund.

## Budget Update:

Property Taxes	Budgeted	Collected Year to Date November 30
• Residential	\$1,342,749	\$1,414,464.69
• Commercial	\$980,142	\$947,154.68
• Resource	\$8,270	\$6,709.99
<b>Sewer</b>	<b>Budgeted</b>	<b>Collected Year to Date November 30</b>
• Usage Charges	\$780,000	\$550,305.47
<b>Water</b>	<b>Budgeted</b>	<b>Collected Year to Date November 30</b>
• Metered Sales	\$845,000	\$548,755.43
• Sprinkler Service	\$4,925	\$3,844.58

## Professional Development Summary:

- Attended an EMR Presentation on December 4th

## Outlook for Next Month:

- Bank reconciliations
- Accounts payable
- Invoicing and receivables
- Payroll (bi-weekly)
- CRA remittance, Union fees and Pension
- RBC Pension
- PAD, tax and water

**Information Report (Agenda Item 9.d.)**

To: Village Commission

By: John Ansara, Director of Recreation & Community Development

Meeting Date: December 9, 2024

Subject: Monthly Report — Director of Recreation & Community Development

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## **Monthly Report — Director of Recreation & Community Development**

### **Summary:**

- Parade of Lights + Santa in the Mall
- Senior's Holiday Dinner
- Newcomer's International Dinner
- Assisted with startup of Memory Café, an Alzheimer's and Dementia social support event
- Walking group started

### **Current Tasks/Projects:**

- Winter Program Planning
- Various Beautification projects
- Old Rec Office – Completed Walk through with Tim Margeson. Building should be ready by end December

### **Long-Term Projects:**

- Beautification
- Parks and Playgrounds
- Douglas St Park development
- Accessibility Working Group

### **Meetings:**

- Attended Physical Activity Practitioner's Exchange Nov 27 – 28
  - Main focus was on benefits of Work Place Wellness (WPW) initiatives. Main take away was that WPW leads to happier, healthier employees; reduces sick time, increases productivity
- Accessibility Working Group – Working on data base of Village infrastructure that can use updating
- MPAL: Attended AMANS Equity and Anti-Racism Symposium on November 20th-21st. In the process of organizing community consultation with relevant organizations.

### **Professional Development Summary:**

- Physical Activity Practitioner's Exchange

**Information Report (Agenda Item 9.d.)**

To: Village Commission

By: John Ansara, Director of Recreation & Community Development

Meeting Date: December 9, 2024

Subject: Monthly Report — Director of Recreation & Community Development

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**Outlook for Next Month:**

- Valley Rec Winter Meetings Dec 4-5
- Spring Programs
- After School Programs
- Accessibility
- Capital planning for next year



**Village of New Minas**  
Beautification Committee  
November 20, 2024 @ 10:30 AM  
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**DRAFT MINUTES**

**Members Present:**

- Mary Munroe, Commission Member & Chair
- Debra Windle-Smith, Commission Member
- Donna Randell, Citizen Member
- Agnes Wojt, Citizen Member
- John Ansara, Director of Recreation & Community Development
- Cory Palmer, Director of Public Works

**Members Absent:**

- None

**Staff Present:**

- Tim Bouter, Clerk Treasurer/CAO

**Others Present:**

- None

**1. Call to Order:**

The Chair called the meeting to order at 10:33am, welcoming those in attendance.

**2. Approval of the Agenda:**

Motion:

THAT the Agenda for the November 20, 2024 Beautification Committee Meeting be approved as circulated.

**M/ John Ansara**

**S/ Donna Randell**

**Motion Carried**

**3. Approval of Minutes:**

- a. October 3, 2024 Beautification Committee Meeting

Motion:

THAT the Minutes for the October 3, 2024 Beautification Committee Meeting be approved as circulated.

**M/ Donna Randell**

**S/ Debra Windle-Smith**

**Motion Carried**

**4. Business Arising from Minutes:**

a. October 3, 2024 Beautification Committee Meeting

There was no business arising from the October 3, 2024 minutes.

**5. Comments from the Chair:**

The Chair provided a brief history of the Beautification initiatives over the last 10 years that have made great improvements in the Village. The Chair also informed the Committee of an upcoming change in roles. Debra Windle-Smith will become the Committee Chair and Mary Munroe will remain as the other Commissioner representative. This change will take effect in January 2025 when our scheduled visioning exercises will begin.

**6. Capital Projects:**

a. Founding Fathers Park

Cory Palmer provided an update on the Founding Father's Park. The trail and irrigation system adjustments have been completed. The tree cutting and stump grinding is underway. The gravels for the parking lot will be completed this week. The contractor for the fence will be selected in the next week, and this work will be completed before Christmas.

b. Banners

John Ansara provided an update on banners. The additional banners have been ordered. The Christmas banners are now installed.

c. Lighting and Decorations

John Ansara and Cory Palmer provided an update on lighting and decorations. Some of the lights for Lockhart & Ryan Park are on backorder. Many of the planters were in a state of disrepair when they were brought back for storage this fall, and had to be discarded. John has confirmed with the Province that these can fall under the previously approved grant. The new planters are estimated to cost \$7,500 to \$8,500. This amount is projected to be within the total approved budget of \$50,000.

Motion:

THAT replacement planters be ordered under the lighting and decorations line item of the budget, for a total price not to exceed \$8,500 including non-recoverable HST.

**M/ Donna Randell**  
**S/ John Ansara**  
**Motion Carried**

d. Trees

A replacement tree will be ordered from Blomidon Nurseries before the end of the fiscal year. The previous tree was not installed correctly, and will not be covered under warrantee.

**7. 2025/26 Budget:**

Two versions of the 2025/26 Budget will be prepared as in the past (one without grant funding and one with grant funding). Some ideas that will be refined at the January 2025 meeting include:

- Planters: 8 small and 5 large
- Lights and decorations for Lockhart & Ryan Park
- Prospect Road Park
- Murals on unsightly buildings

**8. Other Business:**

There was no other business.

**9. Next Meeting Date:**

a. November 20, 2024

The next meeting is scheduled for Wednesday January 15, 2025 @ 9:30am at the LMCC and via online video conference (Zoom).

**10. Adjournment:**

There being no further business, the Chair called for a motion to adjourn at 11:35am.

Motion:

THAT the meeting be adjourned.

**M/ John Ansara**  
**S/ Donna Randell**  
**Motion Carried**



**Village of New Minas**  
Commission Meeting  
December 9, 2024 @ 7:00 PM  
Commission Room, LMCC  
New Minas, Nova Scotia  
**AGENDA**

**10. New Business**



## Municipality of the County of Kings

### Report to the New Minas Village Commission

Application to rezone a property located on Prospect Road (PID: 55199145), New Minas from the Highway Commercial (C5) Zone to the Mixed Commercial Residential (C3) Zone.

File: 24-10

DATE: December 9, 2024

Prepared by: Planning and Development Services

<b>Applicant</b>	Mark Redmond
<b>Landowner</b>	Kristin Maria Redmond, Calvin Edward Redmond, Mark Edward Redmond
<b>Location</b>	Prospect Road (PID: 55199145), New Minas
<b>Lot Area</b>	2,43,500 Sq.ft (5.59 Acre(s))
<b>Designation</b>	Commercial Designation
<b>Zone</b>	Highway Commercial (C5) Zone
<b>Surrounding Uses</b>	Residential uses and Commercial uses
<b>Proposal</b>	To rezone the subject property from the Highway Commercial (C5) Zone to the Mixed Commercial Residential (C3) Zone to enable the development of multi-unit dwellings on the subject property
<b>Reason for rezoning</b>	<ul style="list-style-type: none"> <li>The applicant intends to develop multi-unit dwellings on the subject property (the conceptual plan suggests 120 units within 6 multi-unit dwellings and the applicant intends to develop these dwellings in phases. Phase 1 will focus on the development of the rear portion, followed by Phase 2 which will develop the front portion)</li> <li>The property is within the Highway Commercial (C5) Zone, the zone does not permit residential uses as-of-right</li> <li>Rezoning to the Mixed Commercial Residential (C3) Zone would enable the applicant to develop the proposed residential development</li> </ul> <p>While the rezoning would allow for a maximum of 135 units on the subject property, the actual number of units permitted would be determined by the proposal's compliance with the Land Use By-law, likely resulting in a lower total.</p>
<b>Enabling Policy</b>	Policy 5.3.3 of the Municipal Planning Strategy (MPS) enables Council to consider rezoning land from one zone enabled in a designation to another enabled within the same designation. As both the Highway Commercial (C5) Zone and the Mixed Commercial Residential (C3) Zone are enabled within the Commercial Designation, Council is able to consider this rezoning.

Appendix  
Maps



Figure 1: Aerial View of the subject property

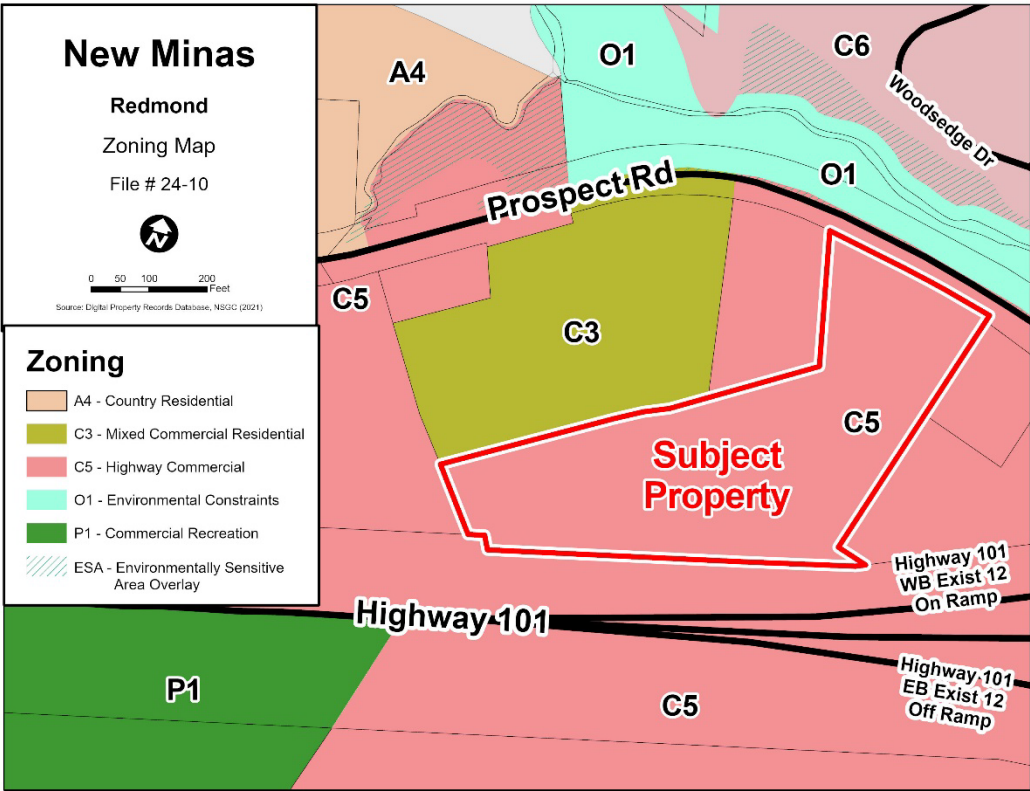


Figure 2: Zoning map



## Municipality of the County of Kings

### Report to the New Minas Village Commission

Application to rezone a property located at 5329 Prospect Road (PID: 55199129), New Minas from the Highway Commercial (C5) Zone to the Mixed Commercial Residential (C3) Zone.

File: 24-16

DATE: December 9, 2024

Prepared by: Planning and Development Services

<b>Applicant</b>	James Martell
<b>Landowner</b>	James Roy Martell
<b>Location</b>	5329 Prospect Road (PID: 55199129), New Minas
<b>Lot Area</b>	44988 square feet
<b>Designation</b>	Commercial Designation
<b>Zone</b>	Highway Commercial (C5) Zone
<b>Surrounding Uses</b>	Residential uses and Commercial uses
<b>Proposal</b>	To rezone the subject property from the Highway Commercial (C5) Zone to the Mixed Commercial Residential (C3) Zone to enable the development of multi-unit residential development.
<b>Reason for rezoning</b>	<p>The applicant intends to develop multi-unit dwelling/dwellings on the subject property. The Highway Commercial (C5) Zone does not permit residential uses as-of-right. Rezoning to the Mixed Commercial Residential (C3) Zone would enable the applicant to develop the proposed residential development.</p> <p>Based on the property's area (44,988 sq ft), the rezoning could potentially allow for 22 to 24 units. However, the property's topography (steep slope), the presence of a stream and the requirements of the Land Use By-law (LUB) will likely impact the actual number of units that can be developed.</p>
<b>Enabling Policy</b>	Policy 5.3.3 of the Municipal Planning Strategy (MPS) enables Council to consider rezoning land from one zone enabled in a designation to another enabled within the same designation. As both the Highway Commercial (C5) Zone and the Mixed Commercial Residential (C3) Zone are enabled within the Commercial Designation, Council is able to consider this rezoning.

Appendix  
Maps

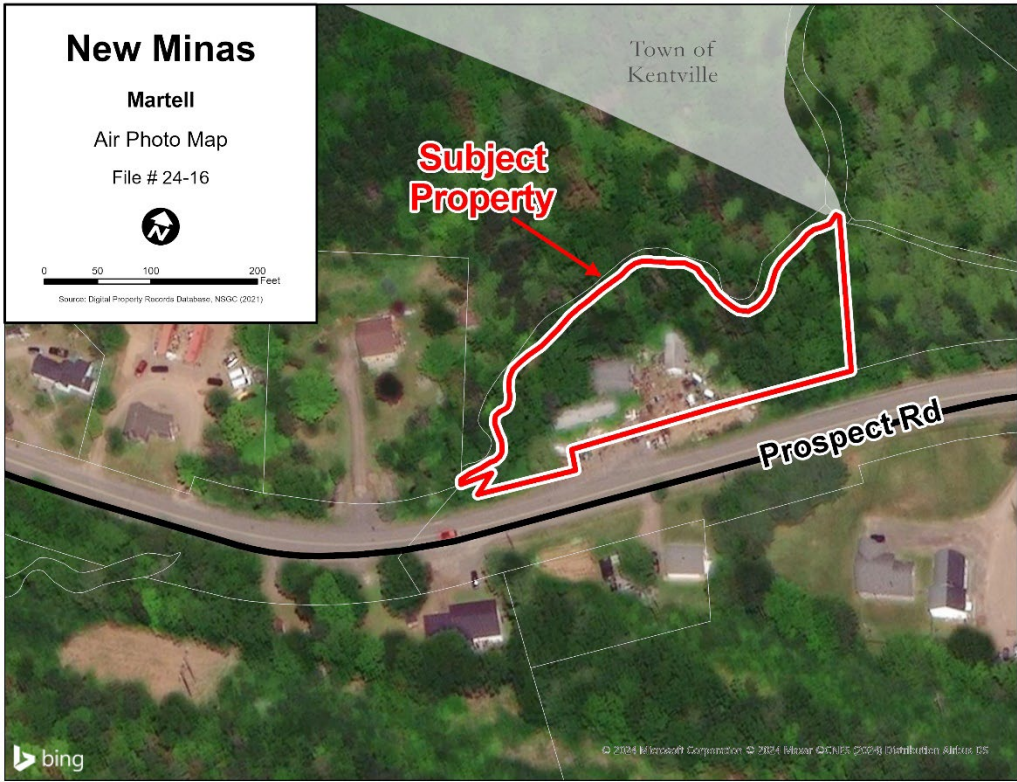


Figure 1: Aerial view of the subject property

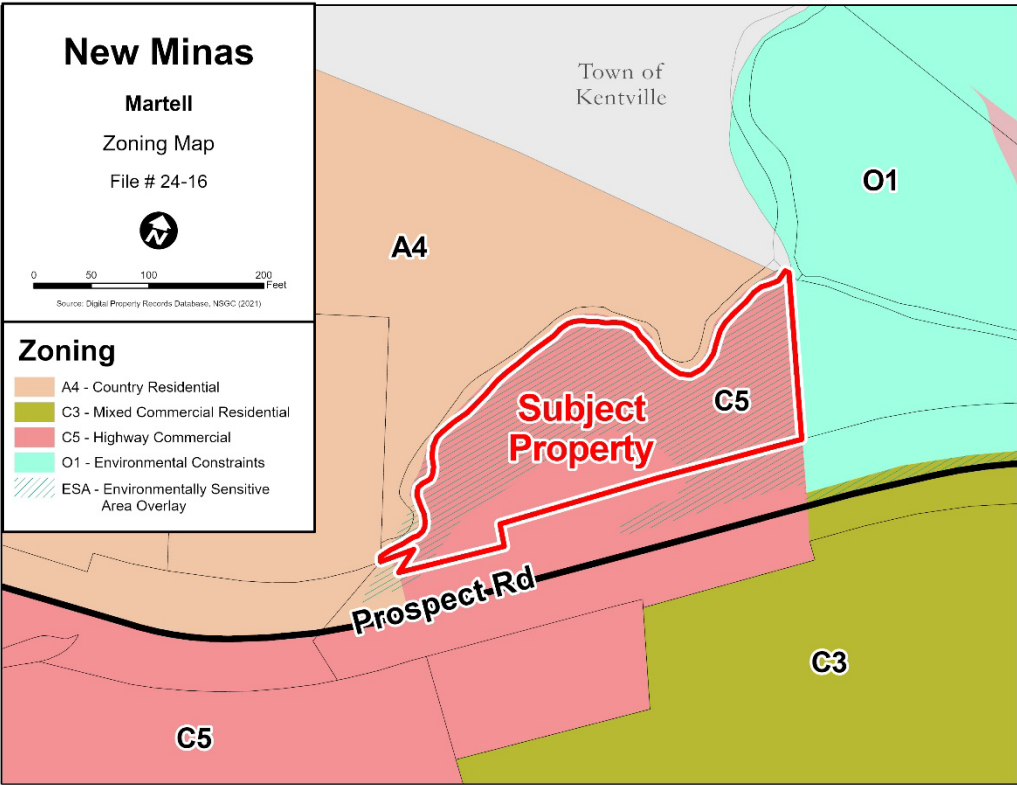


Figure 2: Zoning map

## Schedule 2: Capital Investment Plan Project Funding Details

Project #	Project Name	Total Cost	Capital Budget Year	Total \$ for each year	CCBF \$ for each year	\$ from 1st other source	Name of 1st other source	\$ from 2nd other source	Name of 2nd other source	\$ from 3rd other source	Name of 3rd other source
1	IT Equipment	\$ 52,000	2024/25	\$ 12,000		\$ 12,000	Village				
			2025/26	\$ 10,000		\$ 10,000	Village				
			2026/27	\$ 10,000		\$ 10,000	Village				
			2027/28	\$ 10,000		\$ 10,000	Village				
			2028/29	\$ 10,000		\$ 10,000	Village				
2	LMCC & Public Works Garage Greening	\$ 425,000	2024/25	\$ 25,000		\$ 25,000	Village				
			2025/26	\$ 400,000		\$ 300,000	Village	\$ 84,000	Province NS	\$ 16,000	Efficiency NS
			2026/27								
			2027/28								
			2028/29								
3	LMCC Capital Upgrades & Equipment Replacement	\$ 150,000	2024/25	\$ 30,000		\$ 30,000	Village				
			2025/26	\$ 30,000		\$ 30,000	Village				
			2026/27	\$ 30,000		\$ 30,000	Village				
			2027/28	\$ 30,000		\$ 30,000	Village				
			2028/29	\$ 30,000		\$ 30,000	Village				
4	Facility Lighting - Engery Efficiency Upgrades	\$ 110,000	2024/25	\$ 110,000		\$ 64,000	Village	\$ 30,000	Province NS	\$ 16,000	Efficiency NS
			2025/26								
			2026/27								
			2027/28								
			2028/29								
5	Parks & Playgrounds Capital Upgrades	\$ 475,000	2024/25	\$ 275,000		\$ 275,000	Village				
			2025/26	\$ 100,000		\$ 100,000	Village				
			2026/27								
			2027/28	\$ 100,000		\$ 100,000	Village				
			2028/29								
6	Reserved	\$ -	2024/25								
			2025/26								
			2026/27								
			2027/28								
			2028/29								
7	Reserved	\$ -	2024/25								
			2025/26								
			2026/27								
			2027/28								
			2028/29								
8	Reserved	\$ -	2024/25								
			2025/26								
			2026/27								
			2027/28								
			2028/29								
9	Sidewalk Program	\$ 1,025,000	2024/25	\$ 25,000		\$ 25,000	Village				
			2025/26								
			2026/27								
			2027/28	\$ 500,000	\$ 333,333	\$ 166,667	Village				
			2028/29	\$ 500,000	\$ 333,333	\$ 166,667	Village				
10	Service Vehicles	\$ 380,000	2024/25	\$ -							
			2025/26	\$ 140,000		\$ 140,000	Village				
			2026/27	\$ 80,000		\$ 80,000	Village				
			2027/28	\$ 80,000		\$ 80,000	Village				
			2028/29	\$ 80,000		\$ 80,000	Village				
11	Public Works Equipment	\$ 50,000	2024/25	\$ 10,000		\$ 10,000	Village				
			2025/26	\$ 10,000		\$ 10,000	Village				
			2026/27	\$ 10,000		\$ 10,000	Village				
			2027/28	\$ 10,000		\$ 10,000	Village				
			2028/29	\$ 10,000		\$ 10,000	Village				
12	Reserved	\$ -	2024/25								
			2025/26								
			2026/27								
			2027/28								
			2028/29								
13	Sewer Collection System Line Replacements	\$ 2,670,000	2024/25	\$ 170,000	\$ -	\$ 85,000	Village	\$ 85,000	PCAP		
			2025/26								
			2026/27	\$ 2,500,000	\$ -	\$ 666,667	Village	\$ 833,333	Provincial ICIP	\$ 1,000,000	Federal ICIP
			2027/28								
			2028/29								
14	Beautification Program	\$ 250,000	2024/25	\$ 50,000		\$ 25,000	Village	\$ 25,000	BSP		
			2025/26	\$ 50,000		\$ 25,000	Village	\$ 25,000	BSP		
			2026/27	\$ 50,000		\$ 25,000	Village	\$ 25,000	BSP		
			2027/28	\$ 50,000		\$ 25,000	Village	\$ 25,000	BSP		
			2028/29	\$ 50,000		\$ 25,000	Village	\$ 25,000	BSP		
15	Alders Avenue Water Laterals	\$ 520,000	2024/25	\$ 20,000	\$ -	\$ 20,000	Water Utility				
			2025/26								
			2026/27	\$ 500,000	\$ 150,000	\$ 350,000	Water Utility				
			2027/28								
			2028/29								

**Schedule 2: Capital Investment Plan Project Funding Details**

Project #	Project Name	Total Cost	Capital Budget Year	Total \$ for each year	CCBF \$ for each year	\$ from 1st other source	Name of 1st other source	\$ from 2nd other source	Name of 2nd other source	\$ from 3rd other source	Name of 3rd other source
16	Water System Equipment	\$ 345,000	2024/25	\$ 145,000	\$ -	\$ 135,000	Water Utility	\$ 10,000	PCAP		
			2025/26	\$ 50,000	\$ 50,000						
			2026/27	\$ 50,000	\$ 50,000						
			2027/28	\$ 50,000	\$ 50,000						
			2028/29	\$ 50,000	\$ 50,000						
17	Water Production Wells	\$ 625,000	2024/25	\$ 125,000	\$ -	\$ 125,000	Water Utility				
			2025/26	\$ 350,000	\$ 145,000	\$ 205,000	Water Utility				
			2026/27	\$ 150,000	\$ 100,000	\$ 50,000	Water Utility				
			2027/28								
			2028/29								
18	Water Meter Program	\$ 150,000	2024/25	\$ 30,000	\$ -	\$ 30,000	Water Utility				
			2025/26	\$ 30,000	\$ 30,000						
			2026/27	\$ 30,000	\$ 30,000						
			2027/28	\$ 30,000	\$ 30,000						
			2028/29	\$ 30,000	\$ 30,000						
19	Water Tower Upgrades	\$ 1,700,000	2024/25	\$ 100,000	\$ -	\$ 100,000	Water Utility				
			2025/26	\$ 1,600,000	\$ 500,000	\$ 1,100,000	Water Utility				
			2026/27								
			2027/28								
			2028/29								
20	Water Utility Service Vehicles	\$ 320,000	2024/25	\$ 70,000		\$ 70,000	Water Utility				
			2025/26								
			2026/27								
			2027/28	\$ 180,000		\$ 180,000	Water Utility				
			2028/29	\$ 70,000		\$ 70,000	Water Utility				

	Total	CCBF	Village/Water Utility	Other
Year 1:	\$ 1,197,000	\$ -	\$ 1,031,000	\$ 166,000
Year 2:	\$ 2,770,000	\$ 725,000	\$ 1,920,000	\$ 125,000
Year 3:	\$ 3,410,000	\$ 330,000	\$ 1,221,667	\$ 1,858,333
Year 4:	\$ 1,040,000	\$ 413,333	\$ 601,667	\$ 25,000
Year 5:	\$ 830,000	\$ 413,333	\$ 391,667	\$ 25,000

**FUNDING AGREEMENT FOR VILLAGE INFRASTRUCTURE  
CAPITAL ENHANCEMENT PROGRAM**

This Funding Agreement (the "**Agreement**") made this \_\_\_\_ day of \_\_\_\_\_ 2024.

**BETWEEN:**

**MUNICIPALITY OF THE COUNTY OF KINGS**  
(the "**Municipality**")

and

**VILLAGE OF \_\_\_\_\_**  
(the "**Village**")

Each a "**Party**" and together the "**Parties**"

**WHEREAS** the Municipality recognizes the importance of developing and enhancing infrastructure within the Villages in the Municipality; and

**WHEREAS** the Municipality has proposed a capital grant program called Village Infrastructure Capital Enhancement (the "**Program**") to assist Villages in the Municipality with undertaking infrastructure projects.

**NOW THEREFORE**, in consideration of the mutual covenants and agreements contained herein, the Parties agree as follows:

**1. DEFINITIONS**

- 1.1 "**Agreement**" means this funding agreement.
- 1.2 "**Annual Grant Allocation**" has the meaning ascribed to it in Section 6.1.
- 1.3 "**Asset Management Plan**" means a detailed, written plan that describes how assets will be maintained and renewed and how the costs, levels of service, funding, and risk considerations will be managed for applicable service areas.
- 1.4 "**Annual Report**" has the meaning ascribed to it in Section 10.21.
- 1.5 "**Capital Costs**" means the amount expended for infrastructure projects within an Eligible Project Category, including those amounts expended which by general practice would typically form part of the Capital Costs as defined by the Chartered

Professional Accountants of Canada. Under this Agreement, Capital Costs does not include the purchase of land.

- 1.6 "CCBF" means the Canada Community-Building Fund.
- 1.7 "Council" means the Municipal Council for the Municipality.
- 1.8 "Effective Date" means April 1, 2025.
- 1.9 "Eligible Expenses" means those costs incurred and paid by the Village between the Effective Date and the termination of this Agreement that are directly related to the Project and which are considered eligible by the Municipality, as set out in Schedule AC of this Agreement.
- 1.10 "Eligible Project Categories" has the meaning ascribed to it in Section 7.47.5.
- 1.11 "Fiscal Year" means the period beginning April 1st of a year and ending March 31st of the following year.
- 1.12 "GAAP" means Canadian Generally Accepted Accounting Principles, as established from time to time by the Chartered Professional Accountants of Canada, or any successor institutes, applicable as at the relevant date, and applied on a consistent basis.
- 1.13 "Municipality" has the meaning ascribed to it in the recitals.
- 1.14 "PER" has the meaning ascribed to it in Section 10.20.
- 1.15 "Program" has the meaning ascribed to it in the recitals.
- 1.16 "Project" has the meaning ascribed to it in Section 4.1.
- 1.17 "Reimbursement Request" has the meaning ascribed to it in Section 9.1(a).
- 1.18 "Stacking" means the practice of leveraging multiple grant funding programs for the same project and thereby offsetting a greater percentage of the Eligible Expenses for a Project.
- 1.19 "Submission Deadline" has the meaning ascribed to it in Section 10.1.
- 1.20 "Term" shall have the meaning ascribed to it in Section 5.1.
- 1.21 "Termination Date" mean the effective date of the termination of this Agreement.
- 1.22 "VCEP" means the five (5) year Village capital enhancement plan Plan.

1.23 "Village" has the meaning ascribed to it in the recitals and in the *Municipal Government Act*.

1.24 "Village Commission" has the meaning ascribed to it in the *Municipal Government Act*, SNS 1998, c 18, as amended from time to time.

## 2. CERTAIN RULES OF INTERPRETATION:

2.1 **Headings.** The headings in this Agreement are inserted for convenience of reference only and shall not affect the meaning or construction of this Agreement.

2.2 **Plural.** In this Agreement words in the singular include the plural and words in the plural include the singular.

2.3 **Statutory References.** Any reference to a statute shall mean the statute in force as at the date of this Agreement (together with all regulations promulgated thereunder), as the same may be amended, re-enacted, consolidated or replaced from time to time, and any successor statute thereto, unless otherwise expressly provided.

## 3. SCHEDULES

3.1 The following schedules are attached to, and form part of the Agreement:

Schedule A – Grant Methodology and Calculation

Schedule B – Eligible Project Categories

Schedule C – Eligible Expenses

## 4. PURPOSE OF THE AGREEMENT

4.1 The purpose of this Agreement is to establish the terms and conditions under which the Municipality shall provide funding to the Village for the Program. The funding provided under this Agreement shall be used solely for the purpose of undertaking the infrastructure projects within the Village, as detailed in the VCEP submitted annually by the Village and approved by the Municipality (each a "Project" and collectively the "Projects").

4.2 Notwithstanding Provision 8.1 of this Agreement, This Agreement and all funding provided hereunder is intended to, and does hereby, replace, and supersede any and all prior agreements, understandings, and arrangements, relating to the subject matter herein between the Parties, including the CCBF sharing program previously entered into by the Parties.

## 5. TERM OF AGREEMENT

- 5.1 This Agreement shall come into effect on the Effective Date and remain in effect for a term of five (5) years (the "**Initial Term**" and together with any automatic or formal renewal periods, the "**Term**"), unless terminated earlier as provided herein.
- 5.2 Upon expiration of the Initial Term, this Agreement may be renewed by mutual written agreement of the Parties. Such renewal shall be on the same terms and conditions of this Agreement except that the Municipality may review and revise, in its sole discretion, ~~the methodology and the amount and~~ distribution methods behind the calculations and allotments in Schedule A. Any such revisions by the Municipality shall be communicated to the Village within thirty (30) days of renewal of this Agreement.
- 5.3 If this Agreement is not formally renewed in writing by the Parties, but both Parties continue to perform their obligations and operate as if the Agreement is still in effect, then this Agreement shall automatically renew for successive one (1) year terms under the same terms and conditions of this Agreement. This automatic renewal shall continue until either Party provides written notice of its intent to terminate the Agreement at least ninety (90) days prior to the end of the then-current term, or until a new agreement is executed by the Parties. During any automatically renewed term, all provisions, covenants, and conditions of this Agreement shall remain in full force and effect.

## 6. OBLIGATIONS OF THE MUNICIPALITY

- 6.1 In each Fiscal Year during the Term, the Municipality agrees to allocate funds up to the amount specified for that Fiscal Year in Schedule A as a grant to the Village for the Projects (the "**Annual Grant Allocation**"). The Municipality shall pay to the Village such amounts equal to the Eligible Expenses incurred by the Village during the corresponding Fiscal Year in accordance with the terms and conditions of this Agreement, provided that such payments will not, in aggregate, exceed the Annual Grant Allocation for the corresponding Fiscal Year plus remaining Annual Grant Allocations from previous Fiscal Years.
- 6.2 The Municipality shall provide the Village with written notification of the proposed Annual Grant Allocation for the next Fiscal Year in the Term no later than January 15<sup>th</sup> of that same Fiscal Year. The Municipality will notify the Village promptly on approval by Council of the Annual Grant Allocation for the upcoming Fiscal Year.
- 6.3 The Municipality may, in its sole discretion, amend the Annual Grant Allocations in Schedule A to include the Annual Grant Allocation for the Projects for the upcoming Fiscal Year. Such amendments shall be made by the Municipality at least fifteen (15) days prior to the start of each Fiscal Year during the Term. The Annual Grant Allocations, including the amounts, metrics and methodologies used for

determining the Annual Grant Allocations shall be at all times, at the sole discretion of the Municipality.

- 6.4 The Parties acknowledge that the Municipality's role in the Project is limited to making a financial contribution to the Village towards Eligible Expenses. The Municipality shall have no involvement in the implementation of the Projects or their operation. The Municipality is neither a decision-maker, co-venturer, partner, ~~nor~~ an administrator in relation to the Project.

## 7. OBLIGATIONS OF THE VILLAGE

- 7.1 The Village is entirely responsible for the complete, diligent, and timely performance of its obligations under the Agreement and implementation of the Projects.

- 7.2 The Village shall be entirely responsible for:

- (a) any cost overruns related to the Project; and
- (b) any costs that are not Eligible Expenses.

- 7.3 The Village shall have ~~seven~~five (75) years from the first day of the corresponding Fiscal Year to utilize the Annual Grant Allocation (the "**Utilization Date**"), unless otherwise agreed to, in writing, by the Municipality as detailed in 7.4.- Any balance of the Annual Grant Allocation that is unused after the Utilization Date shall revert to the Municipality. For illustrative purposes, Annual Grant Allocations corresponding to the 2025/2026 Fiscal Year must be utilized for the Projects by March 31, 20320.

- ~~7.3~~7.4 Any extension requests by the Village of the Utilization Date shall be made in writing to the Municipality and shall include the details associated with the extension request. Extension requests will be considered on a case-by-case basis and approval will be subject to the details of the request and will not be unreasonably withheld.

- ~~7.4~~7.5 The Village shall utilize any amounts received under this agreement in accordance with the most recently approved VCEP, as amended or modified, provided that such amendments and modifications have been approved in writing, in advance, by the Municipality. Only those projects that conform with the categories contained in Schedule B shall be considered for inclusion in the VCEP (the "**Eligible Project Categories**").

- ~~7.5~~7.6 The Village acknowledges that the Program funding is not intended to replace or displace existing sources of funding for the Project and that the Village shall be able to utilize Project funding for Stacking with ~~other~~ federal and provincial programs, within the limits or rules of those programs.

~~7.67.7~~ The Village shall comply with all applicable federal, provincial/~~territorial~~ laws and regulations, municipal by-laws, orders, rules, GAAP, and all requirements of regulatory bodies having jurisdiction over the subject matter of the Project. Additionally, the Village shall adhere to all applicable laws, regulations, policies governing the use of public funds, including the [Nova Scotia Public Procurement Act](#), and any specific conditions outlined by the Municipality.

~~7.77.8~~ During the Term, the Village shall promptly provide the Municipality with updates to the Project status and the Project expenditures upon the Municipality's request.

~~7.87.9~~ The Municipality may conduct audits or reviews of the Village's records and accounts pertaining to the use of the Annual Grant Allocation, at the expense of Municipality. The Village shall cooperate fully with such audits and reviews.

## **8. UNUSED CANADA COMMUNITY-BUILDING FUNDS:**

8.1 The Village shall have a period of five (5) years from the Effective Date to utilize any remaining allocations, if applicable, from the previous CCBF sharing program with the Village (the "**CCBF Utilization Date**").

8.2 Any unused CCBF allocations remaining after the CCBF Utilization Date year period shall revert to the Municipality.

## **9. FUNDING DISBURSEMENT**

9.1 Funding under this Agreement shall be disbursed following the reimbursement process described below:

(a) The Village shall submit to the Municipality a request for payment covering the Village's Eligible Expenses incurred for a specific Project in a format provided by and acceptable to the Municipality following the guidelines in Article 9 (the "**Reimbursement Request**").

(b) The Municipality shall review the Reimbursement Request and supporting documentation for compliance with the Program guidelines and the terms of this Agreement, following which the Municipality shall determine, in its sole discretion, whether to approve such Reimbursement Request, in whole or in part.

(c) The Municipality shall make a payment for Eligible Expenses to the Village upon review and approval of a Reimbursement Request, subject to the terms and conditions of the Agreement. Such payment shall be made by the Municipality to the Village in a timely manner.

9.2 The Village shall ensure that all applicable holdbacks are maintained for relevant projects as per the Builders' Lien Act. Holdbacks are eligible for reimbursement by

the Municipality once they have been released and paid by the Village following substantial completion of the Project.

- 9.3 Nothing in this Agreement shall entitle the Village to the full amount of the Annual Grant Allocation. If the total Eligible Expenses incurred for a Project does not reach the total Annual Grant Allocation, the remaining funds for that Project shall be retained by the Municipality on behalf of the Village and will be available for allocation to other current or future eligible projects for the Village, subject to a VCEP or revised VCEP as approved by the Municipality.

## **10. REPORTING AND MONITORING OBLIGATIONS**

### **Annual Submission of 5 Year Village Capital Enhancement Plans:**

- 10.1 The Village shall submit the VCEP, together with the additional documentation outlined in this Article 10 and in accordance with this Article 10, to the Municipality for review and approval by the Council by January 31<sup>st</sup> of each Fiscal Year (the "**Submission Deadline**").
- 10.2 The VCEP shall outline the proposed infrastructure projects and associated costs for the upcoming five (5) years for those Projects that will be utilizing funding provided through the Program.
- 10.3 The Village shall submit proposed funding sources for each Project with their VCEP, which funding sources may be subject to examination and scrutiny by the Municipality for suitability.
- 10.4 All Projects contained within the VCEP shall be supported by a formal Asset Management Plan approved by the Village Commission, unless otherwise authorized by the Municipality.
- 10.5 Projects contained within the VCEP shall be listed in the order of priority by the Village and may be subject to reprioritization by the Municipality, in consultation with the Village, prior to submission to Council for approval.

### **Submission of Amended Village Capital Enhancement Plans:**

- 10.6 The Village may submit proposed amendments to the VCEP to the Municipality for consideration. Proposed amendments must be submitted in writing and include a rationale for the proposed changes, as well as any supporting documentation deemed necessary.
- 10.7 Upon receipt, the Municipality shall promptly review the proposed amendments. The Municipality reserves the right to request additional information or clarification from the Village regarding the amendments.

- 10.8 The Municipality shall evaluate the proposed amendments based on their alignment with the Program's objectives and their potential impact on the Annual Grant Allocation available to the Village. All proposed amendments are subject to review and approval by the Council, whose decision will be final and binding.
- 10.9 The Municipality shall notify the Village of the Council's decision regarding the approval or rejection of the proposed amendments.
- 10.10 Upon Council approval, the amended VCEP shall take effect according to the timeline specified in the approval decision.
- 10.11 The Village shall adhere to the terms and conditions outlined in the amended VCEP, including any changes to project priorities and funding allocation amounts.

**Claims Alignment with Approved Plans:**

- 10.12 All Reimbursement Requests submitted by the Village under this Program must align with the approved VCEP. Only Projects that have been officially approved and included in the VCEP, or any subsequent amendments, approved by Council are eligible for reimbursement.
- 10.13 Any expenses incurred before the Submission Deadline of the VCEP shall not be eligible for reimbursement, regardless of whether the Project is subsequently approved. Only Eligible Expenses incurred on or after the Submission Deadline will be considered for reimbursement.
- 10.14 In preparing and submitting a Reimbursement Request, the Village shall utilize the format prescribed by the Municipality and shall include supporting documentation such as invoices, receipts, cancelled cheques, and any other relevant financial records deemed necessary by the Municipality to demonstrate that the expenses claimed correspond to the approved projects and their associated costs.
- 10.15 The Village shall prepare a separate Reimbursement Request for each Project and the Municipality will disburse funds for each Project ~~funds~~ separately from other Projects to ensure that funds are allocated specifically for that Project.
- 10.16 Reimbursement Requests shall be tied to significant Project milestones and may be submitted at any time following completion of a significant Project milestone, as ~~such milestones~~ may be determined by the Village.
- 10.17 The Village must ensure that any Eligible Expenses forming part of a Reimbursement Request are directly related to the implementation of an approved Project as outlined in the VCEP.

- 10.18 The Village shall be responsible for ensuring that all Project-related, Eligible Expenses are properly documented and submitted to the Municipality for reimbursement in a timely manner.
- 10.19 The Village shall adhere to all provisions outlined in this Agreement regarding Project reimbursement eligibility and submission requirements. Failure to comply may result in the rejection by the Municipality of Reimbursement Requests made by the Village.

#### **Annual Reports:**

- 10.20 The Village shall provide the Municipality with a Project Expenditure Report ("**PER**") in the prescribed format provided by the Municipality within sixty (60) days following the end of each Fiscal Year during the Term.
- 10.21 The Municipality shall provide the Village with an annual summary report (the "**Annual Report**") within ninety (90) days following each Fiscal Year during the Term, which report shall contain the list of Projects contained within the Village's VCEP, actual expenditures incurred and reported to the Municipality by the Village for each Project and remaining unexpended funds available to the Village under the Program.
- 10.22 Within thirty (30) days of receipt of the Annual Report, the Village must return a signed copy to the Municipality acknowledging the accuracy, or otherwise, of the Annual report and providing a brief assessment of the overall effectiveness and impact of the Program in enhancing Village infrastructure within the Municipality.

#### **Reporting Format and Content:**

- 10.23 The Municipality shall determine the specific format and content requirements for the VCEP, Reimbursement Requests and Annual Reports.
- 10.24 The VCEP reporting template shall be provided to the Village by the Municipality prior to the Submission Deadline.
- 10.25 The Village shall maintain accurate and detailed financial accounts and records, including but not limited to contracts, invoices, statements, and receipts in respect of the Project and the Program for at least seven (7) years after the Termination Date.
- 10.26 The Village shall provide access to the Municipality to the Project site(s) to conduct site visits upon the Municipality giving the Village reasonable notice of the visit, which notice shall not be less than fifteen (15) days. Site visits are for information gathering purposes only and are not to be taken as the Municipality providing professional opinion or responsibility for the Project.

- 10.27 The Village shall provide the Municipality with such information as reasonably requested by the Municipality to allow the Municipality to monitor the implementation of the Program and to ensure compliance with the Terms of this Agreement.

## **11. TERMINATION**

- 11.1 Either party may terminate this Agreement by providing written notice to the other Party in the event of a material breach of the terms and conditions herein.
- 11.2 This Agreement shall terminate upon the earliest of the following events:
- (a) in the event of a material breach of this Agreement, termination by the non-breaching Party by providing written notice to the breaching Party;
  - (b) termination by either Party by providing twelve (12) months written notice to the other Party; and
  - (c) termination of the federal CCBF funding program or a material change in the annual CCBF funding amount, which determination of materiality shall be in the sole discretion of the Municipality.
- 11.3 In the event of termination, the Village shall provide a final report to the Municipality on the activities undertaken up to the Termination Date and will only be entitled to utilize the Annual Grant Allocation and funds received under this agreement for those expenditures. For greater certainty, no activity undertaken after the Termination Date will be eligible under this Program.
- 11.4 In the event of termination, all Annual Grant Allocation funds not utilized by the Village as of the Termination Date shall revert to the Municipality.

## **12. DISPUTE RESOLUTION**

- 12.1 The Parties shall keep each other informed of any issue that could be contentious by providing written notice as well as information relevant to the issue to the other Party. The Parties shall, in good faith and reasonably, make best efforts to resolve the issue and shall have twenty (20) days following receipt of a notice of such dispute (the “**Negotiation Period**”) during which to examine and discuss the issue with a view to resolving it.
- 12.2 If following the Negotiation Period, the dispute has not been resolved in accordance with Section 12.1 the Parties agree to submit the dispute to mediation.
- 12.3 The Parties agree to jointly appoint a mutually acceptable mediator within five (5) days from the conclusion of the Negotiation Period.

- 12.4 The Parties agree to meet within thirty (30) days of the appointment of the mediator and to participate in good faith in the mediation to resolve the dispute.
- 12.5 The mediation shall be conducted in accordance with the rules and procedures of a mutually agreed-upon mediation institution or mediator.
- 12.6 The costs associated with the mediation, including the mediator's fees, shall be borne equally by the Parties unless otherwise agreed upon.
- 12.7 The mediator shall assist the parties in reaching a mutually acceptable resolution but shall not have the authority to impose a decision on the Parties.
- 12.8 If a dispute arising under this Agreement remains unresolved after mediation or if either Party declines to participate, or if the Parties cannot agree on a mutually acceptable mediator, the matter shall be referred to the Council for final resolution. The Council will review the dispute based on presentations of the facts and circumstances from both parties and render a decision, which shall be conclusive and binding on both parties.

### 13. NOTICE

- 13.1 Any notice or submission required or authorized to be given by either Party to the other in accordance with the provisions of this Agreement, will, unless otherwise specified, be in writing and delivered by email:

**To the Village:**

[Service Provider]

Attention: [include primary contact]

[include e-mail address]

**To the Municipality:**

Attention: Greg Barr, Director of Finance & IT

[gbarr@countyofkings.ca](mailto:gbarr@countyofkings.ca)

### 14. GENERAL

- 14.1 Nothing in this Agreement shall not be construed as creating a joint venture, agency, or partnership relationship between the Municipality and the Village with respect to the Projects contemplated under this Agreement.

- 14.2 No action by any party to this Agreement shall be construed as a waiver saving express written provision of such waiver, and this Agreement shall not be amended saving express written provision of such amendment by all parties hereto.
- 14.3 The Parties covenant and agree that the invalidity or unenforceability of any provision of this Agreement will not affect the validity or enforceability of any other provision, and any invalid provision will be severable, or will be deemed to be severable.
- 14.4 No amendment to this Agreement shall be valid or binding unless set forth in writing and duly executed by the Parties. Notwithstanding the foregoing, the Municipality may amend Schedule A attached here to as provided in Article 6.
- 14.5 Except as may be expressly provided in this Agreement, no Party may assign their rights or obligations under this Agreement without the prior written consent of the other Parties.
- 14.6 This Agreement shall be binding upon and enure to the benefit of each of the Parties and their respective successors and permitted assigns.
- 14.7 The Parties hereto agree to execute and deliver any further documents or assurances or to furnish any further information or perform any other act reasonably necessary to give full effect to the terms herein.
- 14.8 Time shall in all respects be of the essence in the Agreement.
- 14.9 This Agreement constitutes the entire understanding between the Municipality and the Village with respect to the subject matter hereof and supersedes all prior agreements, understandings, and representations, whether written or oral.
- 14.10 The law governing this Agreement and any action, matter or proceeding based upon or relating to this Agreement shall be the law of the Province of Nova Scotia, which shall have exclusive jurisdiction over any action or proceeding based upon or relating to this Agreement.
- 14.11 This Agreement may be executed and delivered by electronic means and in counterpart, each of which shall be deemed an original, but all of which together shall constitute one and the same Agreement.

*[Remainder of this page intentionally left blank. Signature page follows.]*

**IN WITNESS WHEREOF** the Municipality and the Village, intending to be legally bound, have executed this Agreement by their duly authorized representatives on the date first hereinabove written.

**MUNICIPALITY OF THE COUNTY OF KINGS**

**VILLAGE OF \_\_\_\_\_**

\_\_\_\_\_  
Dave Corkum, Mayor~~Name and Title:~~

\_\_\_\_\_  
Name, Chair~~and Title:~~

\_\_\_\_\_  
Scott Conrod, CAO~~Name and Title:~~

\_\_\_\_\_  
Name, Village Clerk~~and Title:~~

\_\_\_\_\_  
Witness Name:

\_\_\_\_\_  
Witness Name:

## SCHEDULE "A"

### GRANT METHODOLOGY AND CALCULATION (LAST UPDATED JUNE 3, 2024)

#### Grant Methodology

The total funding allocation (Grant)-amount provided by-the Municipality under this Program for the 2025/2026 fiscal year, that will be distributed amongst the seven Villages within the MunicipalityCounty-of-Kings, shall be \$1,050,000.

The Grant amount provided under this Agreement shall be calculated based on the following methodology and distribution:

#### Base Amount

- Villages with Sewer and /or Water Infrastructure - \$75,000 per year
- Villages without Sewer and /or Water Infrastructure - \$20,000 per year

#### Variable Amount

Historical Costs of Sewer and Water Infrastructure (25/100 weighting allocation):

- This variable is used to reflect the overall quantity and value of sewer and water infrastructure.
- Historical costs of sewer and water infrastructure shall comprise 25% of the weighting allocation of the Grant.
- The historical costs shall be reviewed and updated annually, in November of each year, based on the most recent audited year-end financial statements for the Villages.

Accumulated Amortization of Sewer and Water Infrastructure (25/100 weighting allocation):

- This variable is used to reflect the age of the sewer and water infrastructure.
- Accumulated amortization of sewer and water infrastructure shall comprise 25% of the weighting allocation of the Grant.
- The accumulated amortization amounts shall be reviewed and updated annually, in November of each year, based on the most recent audited year-end financial statements for the Villages.

Five-Year Average of Annual Village Expenditures (25/100 weighting allocation):

- This variable is used to reflect the costs incurred by the Village to maintain infrastructure and related services.
- The five-year average of annual Village expenditures shall comprise 25% of the weighting allocation of the Grant.
- The annual Village expenditures shall be determined based on the audited year-end financial statements for the Villages and shall be exclusive of fire related expenditures.
- The expenditure amounts will be updated annually, in November of each year, based on the most recent audited year-end financial statements for the Villages.

- If audited year-end financial statements are not available for one or more years within the last five years, those year(s) will be excluded from the average (e.g. calculation will be based on four-year average rather than five-year average).

Assessment (12.5/100 weighting allocation):

- This variable is used to reflect overall demand for property related infrastructure and services.
- Assessment shall comprise 12.5% of the weighting allocation of the Grant.
- The total assessment values for the Villages shall be updated annually, in November of each year, based on the prior year assessment information provided by the Property Valuation Services Corporation.

Number of Dwellings (12.5/100 weighting allocation):

- \* This variable is used to reflect overall demand for residential related infrastructure and services.
- \* Number of dwellings shall comprise of 12.5% of the weighting allocation of the Grant.
- \* The total number of dwellings for the Villages shall be updated annually, as of November 30<sup>th</sup> of each year, based on the current [Kings County GIS](#) civic data points [maintained with the Municipality's Geographic Information System](#).

**2025/2026 Grant Calculation (final amounts TBD in November 2024 as per above)**

Village	Average Expenditures (2019-2023)	Dwellings (April 2024)	Assessment (2024)	Sewer and Water Infrastructure March 2023	Sewer and Water Acc'd Amort. March 2023
	<b>25%</b>	<b>12.5%</b>	<b>12.5%</b>	<b>25%</b>	<b>25%</b>
New Minas	\$2,359,169	2,126	\$479,754,992	\$24,722,862	\$8,376,795
Port Williams	\$546,441	785	\$234,882,300	\$6,277,914	\$2,574,089
Canning	\$234,103	344	\$64,710,600	\$5,847,996	\$1,985,510
Cornwallis Square	\$104,114	1,561	\$362,330,200		
Aylesford	\$127,424	520	\$79,643,500		
Kingston	\$1,002,389	1,536	\$311,814,800	\$5,862,958	\$3,118,904
Greenwood	\$365,129	1,054	\$228,580,400		
Total	\$4,738,768	7,926	\$1,761,716,792	\$42,711,730	\$16,055,298

Village	Base Grant Amount	Variable Grant Amount		2025/2026 Total Grant Amount
New Minas*	\$75,000	\$322,350		<b>\$397,350</b>
Port Williams*	\$75,000	\$92,944		<b>\$167,944</b>
Canning*	\$75,000	\$60,384		<b>\$135,384</b>
Cornwallis Square	\$20,000	\$38,516		<b>\$58,516</b>
Aylesford	\$20,000	\$14,196		<b>\$34,196</b>
Kingston*	\$75,000	\$125,658		<b>\$200,658</b>
Greenwood	\$20,000	\$35,952		<b>\$55,952</b>
Total	\$360,000	\$690,000		<b>\$1,050,000</b>

\* To ease the transition from the previous CCBF sharing program, a manual redistribution will be made for the 2025/26 and 2026/27 fiscal years between the four Villages that received calculated allocations under the previous CCBF sharing program. This redistribution is specifically to ensure that each of the four Villages do not receive an Annual Grant Allocation that is less than the CCBF received in the 2023/24 fiscal year. This results in the following adjusted 2025/26 grant amounts:

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<u>Village</u>	<u>2025/2026 Total Grant Amount</u>	<u>Adjusted 2025/2026 Total Grant Amount</u>
<u>New Minas</u>	<u>\$397,350</u>	<u>\$394,919</u>
<u>Port Williams</u>	<u>\$167,944</u>	<u>\$186,915</u>
<u>Canning</u>	<u>\$135,384</u>	<u>\$122,922</u>
<u>Kingston</u>	<u>\$200,658</u>	<u>\$196,579</u>

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## **SCHEDULE "B"**

### **Eligible Project Categories**

The Program shall consider funding for infrastructure projects within the following eligible categories. Eligible projects under each category are not limited to the examples described below.

1. Sewer System Installations or Enhancements and Wastewater Treatment Plant Upgrades:
  - a. Upgrades or expansions to existing sewer systems
  - b. Construction of new sewer lines
  - c. Rehabilitation or replacement of aging sewer infrastructure
  - d. Installation of sewer pumping stations
  - e. Installation of advanced treatment technologies
  - f. Expansion of treatment capacity to accommodate growing population
  - g. Upgrades to meet environmental regulations and standards
2. Water System Installations/Improvements/Rehabilitation:
  - a. Installation or rehabilitation of water supply infrastructure
  - b. Upgrades to water treatment facilities
  - c. Expansion or replacement of water distribution networks
  - d. Installation of water meters and monitoring systems
  - e. Replacement or repair of aging water mains and pipes
  - f. Installation of water filtration and purification systems
  - g. Improvement of water storage and distribution infrastructure
3. Sidewalk and Active Transportation Enhancements<sup>1</sup>:
  - a. Construction, repair, or upgrades of crosswalks, sidewalks, and footpaths
  - b. Accessibility improvements for individuals with disabilities
  - c. Development of multi-purpose trails
  - d. Culverts, drainage, or other related infrastructure
  - e. Development of bike-sharing systems and bike lanes
4. Public Facilities and Amenities<sup>1</sup>:
  - a. Construction, renovation, or upgrade of multipurpose community centers, libraries, and recreational facilities
  - b. Improvement or expansion of parks and green spaces, such as playgrounds, sports fields, and fitness areas
  - c. Construction or renovation of senior centers and youth facilities
  - d. Installation of park amenities such as benches, picnic areas, and restroom facilities
  - e. Accessibility enhancements for public buildings and facilities
  - f. Construction or improvement of parking lots and transportation hubs
  - g. Creation of spaces for cultural activities, workshops, and community programs

<sup>1</sup> Projects under these categories will be required to demonstrate that accessibility requirements have been incorporated.

5. Environmental and Green Infrastructure:
  - a. Construction or improvement of stormwater management systems
  - b. Erosion control measures
  - c. Installation of drainage infrastructure to prevent flooding
  - d. Implementation of flood control measures, such as levees, dykes, and retention ponds
  - e. Installation of sustainable or renewable energy systems and related infrastructure
  - f. Installation of energy-efficient lighting and heating systems
  - g. Environmental remediation projects
  - h. Other infrastructure that reduces or eliminates long-term impacts and risks associated with natural disasters
6. Asset Management
  - a. Development of studies related to asset management
  - b. Software or other monitoring equipment directly related to asset management planning
  - c. Creation and implementation of asset management plans
7. Digital Connectivity:
  - a. Expansion of broadband infrastructure and high-speed internet access
  - b. Implementation of public Wi-Fi hotspots in community areas
  - c. Upgrades to digital communication systems for improved connectivity
8. Street Lighting Upgrades:
  - a. Conversion to energy-efficient LED lighting
  - b. Expansion of street lighting coverage to improve safety and visibility
  - c. Implementation of smart lighting systems for better energy management
9. Water Conservation Measures:
  - a. Implementation of water conservation and efficiency programs
  - b. Installation of water-saving fixtures and appliances in public buildings
  - c. Creation of public education campaigns to promote responsible water use
10. Other Infrastructure Projects:
  - a. Any other infrastructure projects deemed essential for enhancing the overall well-being, sustainability, and quality of life in the Villages within the Municipality
  - b. Eligibility requests for other infrastructure projects are required to be approved by the Municipality prior to inclusion in the VCEP

Eligibility of specific projects within these categories shall be subject to the criteria and guidelines outlined in the Agreement and any applicable regulations.

## **SCHEDULE "C"**

### **Eligible Expenses**

Eligible Expenses must:

1. be reasonable and directly related to the Project, as determined by the Municipality;
2. be incurred paid after the Submission Deadline and before the termination of this Agreement; and
3. consist of the following categories of expenditures:
  - a) costs of acquiring, constructing, rehabilitation and improvement of assets relating to the Project (excluding lands);
  - b) costs of material and supplies;
  - c) professional fees for contracted services;
  - d) costs of planning and assessment;
  - e) all Capital Costs;
  - f) costs of performing activities related to the Project by contractors;
  - g) costs associated with licenses and permits;
  - h) costs of renting or leasing of equipment related to the construction of the Project;
  - i) costs of engineering and environmental reviews, including costs related to an environmental or impact assessment, and the costs of mitigation measures, follow-up, and remedial activities identified in any environmental or impact assessment
  - j) costs related to the consultation of Indigenous groups, where applicable;
  - k) travel expenditures (including the cost of accommodations, vehicle rental and kilometric rates, bus, train, airplane or taxi fares, allowances for meals and incidentals), subject to these expenditures relating to Capital Costs;
  - l) provincial/territorial sales tax, goods and services tax, or harmonized sales tax for which the Village or a third party is not eligible for a rebate, and any other costs that are ineligible for rebate; and
  - m) other costs that, in the opinion of the Municipality, are considered to be direct and necessary for the successful implementation of a Project and have been approved by the Municipality in writing prior to being incurred.

FIVE DECADE PHOTOGRAPHIC HISTORY OF PHOTOGRAPHER ANNAPOLIS VALLEY  
902-  
PHOTOGRAPHER DICK KILLAM. 902-698-9000  
E-mail photography05@gmail.com

Envelope # 1682 Oct. 2001 Aerials: Horton District High School  
Avonport, showing river and farms

Envelope # 1512 May 1998 Aerials: Wolfville, Kentville, Port Williams, Evangeline Beach,  
Kentville Industrial Park, Country Gardens Mall, New Minas, ( Block Busters), J.R.'s,  
Kentville Research Center, New Minas Elementary School, Ken Wo Golf Course,  
Hennigars Farm market, Acadia University

Envelope # 1821 2000 Aerial Overlooking Greenwich, New Minas

Envelope # 438 Oct. 2005 Aerials New Minas( taken west to east), County Fair Mall, Wolfville  
hospital

Envelope # 876. June 2005 Aerial New Minas, Walmart

Envelope # 52 June 2005 Aerial Ken Wo Golf Course ( Par 1)

Envelope # 822 June 2005 Aerial Don Wallace Subdivision New Minas south of 101

Envelope # 1730 August 1980 Interior Black&White photographs White Spot Restaurant New  
Minas

Envelope # 1194 June 13/2003 Aerials: Hostess Frito Lay, Walmart, Staples, Dooly's Strip Mall

Envelope # 942 2003 Aerials: Maple Leaf Poultry Canard,  
Cambridge Subdivision. Anthony Ueffing Hog Farm, Corn maze, Baxters Harbour Clearcut,  
New Minas Sewage Lagoon, Ron Griffin Trailer Court New Minas, Don Wallace Subdivision New  
Minas, Farm on Prospect Rd., Coldbrook School Subdivision, Waterville/Cambridge Airport,  
Harold Reeves Salvage Yard

Envelope # 1449 Sept. 16/2004 Aerials: Minas Basin, Grand Pre( Tebogt Farm), Wolfville  
( Atlantic theatre Festival Dewolf Building), Acadia University, Hennigars farm Market, Old  
Orchard Inn, Ken Wo Golf Course, Hostess Foods, Town of Kentville

Envelope # 1905 2002 Demolition Country Gardens Mall for Walmart

Envelope # 125 2002 Aerial KenWo Golf Course ( Winter Photo)

Envelope # 1078 2001 New Minas Baptist Church ( night photo)

Envelope # 116 November 2001 United Church New Minas

Envelope # 1542 2001 Aerial Hostess Frito Lay

Envelope # 819 October 2005 Aerials: Don Wallace Subdivision ( New Minas Heights)

Envelope # 1810 1970, 2005 Aerials New Minas ( Colour& Black& White)

Envelope# 1729 May/1976 Aerials: Ken Wo Golf Course

Envelope # 1922 May 1976 Aerials: Milne Subdivision New Minas

Envelope # 2021 1980 Aerial Ken Wo Golf Course with Cornwallis River, Minas Basin in back ground

Envelope # 813 October 2006 Aerial; Cornwallis Chev/Olds Car dealership

Envelope # 814 1985 Aerial Red Barn, Co-op New Minas Green Acres subdivision, quarry

Envelope # 798 August 1988 New Minas Baptist Church

Envelope # 815 Aerial 1980's Shell Garage at New Minas Intersection leading to 101

Envelope # 283 June 1978 Turners Radiator Building

Envelope # 972 1976 Aerials ACA Poultry Plant, Feed Mill New Minas

Envelope # 1818 1976 Aerials Milnes Garage, Cornwallis Supplies

Envelope # 1981 1980's Aerials New Minas Sewage Treatment Lagoon

Envelope # 1653 June 2002 Aerial New Minas Country Gardens Mall( just prior to being demolished)

Envelope # 1654 June 2002 Aerial County Fair Mall New Minas

Envelope # 1158 June 2002 Aerial County Fair Mall New Minas

Envelope # 1767 1981 Aerials Scotian Gold, Wandlyn Motel, Coldbrook School and Subdivision, C.B. Robinson, Mazda, Honda Dealerships, Country Gardens Mall, J.R.'s Beverage Room New Minas

Envelope # 1278 1980's Aerials New Minas, Sewage Treatment Plant and Lagoon

Envelope # 1186 2002 Aerials County Fair Mall New Minas

Envelope # 1704 Aerials Ken Wo golf Course New Minas

Envelope # 1736 Aerial Ken wo Golf Course New Minas

Envelope # 1434 October 2007 Aerials Boston Pizza New Minas, Debbie and Blair property, Summerville, Summerville Beach, New Germany, Camping park on Hwy 12

Envelope # 1085 2007 Aerials George Moody Home Waterville, Valley Volkswagen building Coldbrook, Roy Steed subdivision, Ken Morse Subdivision Greenwich, Frito Lay/ Feed mill New Minas

Envelope # 1187 2007 Aerials County Fair Mall New Minas, Terry Whynott's subdivision Belcher St, Kentville

Envelope # 1138 2007 Aerials Phil Jordans Storage buildings, Jordans Home Furnishing, County Fair Mall New Minas, Cornwallis River New Minas, Kidston's collapsed building Steam Mill

Envelope #1114 2007 Aerials New Minas photo copies

Envelope # 62 Aug.2006 Crosby House Opening New Minas

New Minas Aerials 2004

Envelope # 1409 Aerials Oct. 1997 County Fair Mall New Minas, New School Construction, Horton School -Breaking ground and walls, Aylesford Lake, Sub-Division by New Minas golf course, Old orchard Inn

Envelope # 1637 Aerial 2000 of New Minas

Envelope # 1024 Aerial of New Minas ( New and Old)

Envelope # 1520 Aerials 1983 New Minas, Co-op Store 1994, Kent Building Supplies, Sewage Treatment Plant, Country Gardens Mall, New Minas Aerials 1973- 2006, Funeral Homes Kentville, Wolfville, Berwick, 1984, misc. Britex Bridgetown, EM Comeau, Comeau Sea Foods, Mink Farm, Tidal Project, Land Tournament Sept 1985, Kentville Colonels April 1979, Pee Week Leaving for Quebec Feb. 1977, Play off Game between KCA and Queen Elizabeth High, Valley Wildcats Feb 1982, Berwick Old timers vs RCMP March 1977, Broomball Teams

H.C Lindsey Funeral Home Staff 1999,  
CED Presentations Annual Meeting Cornwallis Inn June 1999  
Valley Regional Hospital Doctors Group

# 32 Town of Wolfville 1991 Mayor Employee Presentations

Envelope # 655 Aerials County Fair Mall 2009

Kentville Volunteer Fire Dept. 1979

Harveys Sign Burning Kenville Oct 1995

Town of Wolfville Brochure Photos, Jim Dangle Home June 1996

Envelope # 12. Opening of Crosby House New Minas June 2006

Envelope # 1511 Aerials New Minas Middle School and Park

Maritime Fire Chief Convention July 1990

Envelope #1280 October 1998 Aerial New Minas

Envelope # 1611 Aerials 1987 New Minas Village & Regional Sewer System, Kent Building Supplies, Ken Wo Golf Course, Irving Big Stop, Slumber Inn Motel, South of the 1101 New Minas, Evangeline Middle School, Cornwallis Motors

Envelope 442 New Minas Baptist Church

Envelope 1573 Aerials 1989, 1993 Ken Wo Golf Course

Envelope # 954 Aerials 1990's Berwick School, Waterville Youth Centre, Waterville Rehab Centre, New Minas Elementary, Graves Plant Berwick, Kentville Industrial Park

H.C.Lindsay Funeral Homes

Envelope 1 Jan. 1977 RCMP Hockey VS Canning

Wolfville Fire Dept. Fire in Grand Pre N.S. 1994

Mud creek Days Wolfville 1992 Mud people

Acadia Business School Group Oct. 1997

Girl Guide Group Acadia June 1995

Apple Blossom Parade June 1992

Wolfville Town Hall Grant Presentation MP John Murphy

Envelope 62 Twinning of Towns of Wolfville & Quebec Town August 1990

Kentville Sports Banquet 1983, 1994, Organizers, Don Cherry, George Foreman many others



**Village of New Minas**  
Commission Meeting  
December 9, 2024 @ 7:00 PM  
Commission Room, LMCC  
New Minas, Nova Scotia  
**AGENDA**

## **11. Correspondence**

Christina Sappington  
Councillor, District 8  
Municipality of the County of Kings

Monday, December 9, 2024

Hello New Minas Village Commission!

I send my regrets for not being at tonight's village commission meeting, I am required at the Kings County Annual Volunteer Celebration.

I'm glad that I was able to personally congratulate Deputy Commissioner Redmond on the presentation of his King Charles III Coronation Medal. Thank you, Chief Redmond, for your long-service to the New Minas Volunteer Fire Department, including nearly three decades as Chief, and for being a member of this Village Commission, since 1998. I genuinely appreciate and admire your dedication to our community and public service.

It was an absolute joy to attend this year's Parade of Lights! The crowds were huge, the fireworks spectacular (as usual), and the parade had so many floats. Everyone that contributed to the magic should be very proud.

I had the pleasure of helping serve Senior Supper here at the Louis Millet Community Centre. Kudos, to the Rec Department and the volunteers from the Rotary and New Minas Volunteer Fire Department Auxiliary! I still have people come up to me raving about the food and the music. It was so wonderfully put together!

This month I have been busy with orientation and the Nova Scotia Federation of Municipalities Fall Conference. We've had meetings collaboratively with villages and the county (thank you Dave and Tim, I know that was a long meeting). The new Mayor and Council are continuing to be debriefed and educated. In fact, I just finished my first course for executives with the Regional Emergency Management Organization.

Members of Council have been appointed to committees and boards. I would like to report that I have been appointed to the following committees: New Minas Source Water Committee; Diversity Kings County; Kentville Joint Fire Services; Police Advisory Board; and Kings Regional Rehabilitation Center Board. I'm also a member of the Landscape of Grand Pre Inc and an alternate for the Fences Arbitration Committee.

I'm looking forward to an exciting 2025 for New Minas and Kings County. I look forward to our continued collaboration as we work towards our shared goals of growth and progress for our community.

Happy Holidays!



Councillor Christina Sappington