

1.1 PLANNING PROBLEMS IN NEW MINAS

The rapid development of the community of New Minas has created a number of problems that must be addressed by the Planning Process.

RESIDENTIAL

With the increasing cost of conventional types of housing, it becomes important to provide the opportunities for a wide range of alternative housing types to locate within the Village including mobile homes, apartment buildings and town houses. Locating these types of development in, or adjacent to, low density neighbourhoods is often met with opposition by local residents. This opposition is based on the perception that the development will adversely impact the residential neighbourhood.

Increased growth within the residential sector will also increase the demand for more sophisticated urban services such as sidewalks, crosswalks, storm drainage, etc. In the past, the Municipality and the Village have been able to provide services by taking advantage of provincial cost sharing programs and grants from senior levels of government. The recent trends indicate that many of these programs will not be available and that the financial burden for providing services will fall on the ratepayers of the Municipality and the Village. This trend, if it continues, will dramatically increase the cost for providing services in New Minas at a time when the demand for these services will be increasing.

The trend towards working at home is becoming more prominent with the advent of today's technology. It has therefore become important to allow for a more liberal approach to home based businesses while also protecting the residential character of neighbourhoods. As with providing alternative housing styles, there tends to be an opposition to allowing such uses based on the perception that such development will negatively impact the residential neighbourhood. It is the intent of Council to provide for some home based businesses within residential districts, subject to conditions to ensure general compatibility.

OPEN SPACE/RECREATION

As the population grows in New Minas, there will be increased demand for additional open space and recreation facilities. The Municipality's role in the provision of park and open space opportunities is to acquire parkland, assist in programs and leadership development and provide technical assistance in facility development. Because of the limited resources of the Municipality, it is expected that the responsibility for the development and maintenance of parks and recreation facilities will be borne by the local community.

In the development of various types of neighbourhood parks, it has been the policy of Council to acquire the parkland and enter into an agreement with an incorporated community body who will take on the responsibility for the development and maintenance of the park. The development agreement is required to ensure that the interests of the Municipality, as landowners, are protected. One of the major problems in New Minas is to identify an organization within the Village that will bear the responsibility for the development and maintenance of these neighbourhood parks.

COMMERCIAL

The commercial sector has developed in response to the needs and demands of the motoring public. This is reflected by the type of development located in the Business District that includes motels, drive-in restaurants, automobile related enterprises and shopping malls. This type of development is a high generator of traffic and as the commercial sector grows, the traffic generated by this growth will increase as well. This could cause further problems of traffic congestion if appropriate measures are not taken.

The type of development in the Business District has been mainly strip development or commercial sprawl, with the major commercial area extending from the Town of Kentville in the west to Cornwallis Avenue in the east. A number of additional commercial enterprises are also located outside the main Business District. As urban sprawl increases, it becomes more difficult to create a distinct Business District, manage the traffic generated by the commercial sector and reduce the conflicts between commercial and residential uses.

There are also a number of commercial uses located outside the Business District. The general intent of Plan policy is to restrict commercial development to the Business District. It is felt, however, that some opportunity for reasonable expansion should be provided to these commercial uses, while at the same time, ensuring the proposed expansion will not adversely affect adjacent residential areas.

Another aspect of commercial activity that is important to the Village of New Minas is that of the motoring public from Highway 101 via Exit 12. These outlying Business areas tend to deal very specifically with those uses that draw the motoring public off the Highway. Allowing for a variety of business types could generate traffic problems unless care is taken to manage traffic issues before they happen.

TRANSPORTATION

One of the major goals identified in the 1975 Plan was to improve the efficiency and effectiveness of the transportation system within the Village. The Plan contained objectives that were designed to achieve this goal.

A number of these objectives have been met or are in the process of being achieved. The left turn lane on Commercial Street has been constructed and has helped to alleviate the traffic congestion in the Business District. Traffic lights have been installed at the intersection of Commercial Street and Prospect Road to improve traffic movement. Crosswalks have been located at key points to facilitate pedestrian movement throughout the Village.

The 1975 Plan provided for alternative routes through the Village to increase the efficiency of the traffic system; a south collector to provide inter-residential traffic movement from Highway No. 1; a north collector to move industrial traffic through the Village and divert this traffic from Highway No. 1; and an extension to Highway 101 access across the Cornwallis River to provide an alternative route through New Minas for inter-regional traffic.

Part of the south collector has been completed as the area has been developed. However, it is crucial that this collector be completed in order that it can fulfil its' function as an inter residential collector. Two small sections of the north collector have been completed, with the majority of it still left to be constructed. Construction of the 101 access extension has not yet started but is expected to begin sometime in 1982.

At the present time, the majority of traffic moving through New Minas is accommodated by Highway No. 1. Improvements to Highway No. 1, such as the left turn lane and traffic lights, have alleviated some of the traffic congestion. Growth within all sectors of the community can only increase the pressure on this major arterial. Therefore, it becomes increasingly important to complete the collectors and thereby prevent a further deterioration of the traffic system within the Village.

PART 1	AMENDED DATE	SECTION
	November 25, 1985	1.1 Commercial
	May 10, 2005	1.1 Residential / Commercial

