

## INTRODUCTION

### NEW MINAS - A BRIEF HISTORY

Acadians who moved up the Cornwallis River in search of new farmland first settled the area that presently constitutes the Village of New Minas, in the mid to late 1600's. They named the area "Nouvelles Mines" or New Minas because of its similarity to the Grand Pré area, which, at that time, was known as "Mines", or Minas. The name Minas dates back to 1604 when the famous French explorers, Demonts, Champlain and Poutrincourt sailed up la Bair Françoise which the party named the Bay and Fundy, and discovered traces of copper, limestone and amethyst in the area.

At the time of the expulsion in 1755, the Village of Nouvelles Mines was burned, as were all of the French settlements in Acadia. In spite of the almost total destruction of the Village and the 225 years that have passed, remnants of the French cellars may still be seen in several locations in the Jones Road area.

For a few years following the expulsion by the British, the land lay dormant. However, in the 1760's the New England Planters, and later the Loyalists, revived the community but moved it south to the Military Road, which later became the Old Post Road; now Highway No. 1. This route has retained its importance as a major transportation link and through the years has served military, mail, stagecoach and contemporary uses.

The importance of New Minas as a community was dwarfed by its proximity to the shiretown of Kentville, which fulfilled the function of the commercial, industrial and governmental centre during the 19th and the early part of the 20th century. New Minas remained primarily a rural community during this period of time. Several factors, however, contributed to the growth and identity of New Minas as a community.

- In 1929, Highway No. 1 was rerouted giving it a straighter alignment through the Village. This factor helped improve the traffic circulation through the Village. The rerouting enabled a more centralized development between Kentville and Wolfville to occur.
- The automotive sales and service industry, a relative newcomer to commercial trade after World War II, required larger tracts of land than were available in Kentville, and consequently, commercial interests chose to locate in New Minas. This commercial industry initiated further commercial, and concurrently, residential growth in New Minas.
- The post-war economic boom experienced in Canada prompted both residential and commercial growth in New Minas. The service commercial industry experienced the greatest boom with the building of the motel trade and the further expansion of the automotive and allied services and retail food commercial industries.

- Previous to the early 1950's, some communities were structurally organized on the basis of School Sections. This organization pertained to the provision of educational services, and to some extent, the polarization of political and social interests. This factor brought about a breach between the communities of New Minas and Highbury, especially over the education issue. The amalgamation of educational services in the early 1950's surmounted this breach and drew the communities together into a single community entity.
- Industrial growth paralleled commercial growth in both the food processing and construction industries. A higher order of industrial and commercial activities and increasing employment opportunities stimulated residential growth and increased the variety of commercial services in the Village.
- The completion of the Country Gardens Shopping Centre coincided with the completion of Highway 101 to the New Minas area. Improved accessibility to this modern shopping convenience by a larger consumer market was a singular stimulant to accelerated growth in the community.
- A public meeting, followed by a plebiscite and an Order in Council, saw the Village of New Minas incorporated in 1968 under the administration of a Village Commission with three members, later increased to five. Public pressure for municipal services, including sewage collection and treatment, prompted this action in order to provide a Village Government that could take advantage of Provincial and Federal subsidy programmes. The Village Government formally consolidated the resident population into an identified community within the delineated Village boundaries.

## INTRODUCTION TO PLANNING

The Municipality of the County of Kings was given the mandate for planning within the Village of New Minas under the provisions of the *Municipal Government Act*. Council recognized the importance of New Minas as a Growth Centre and a major urban commercial and residential area having unique problems related to the growth and development of the Village. The Municipality responded to this by choosing to prepare a separate Sector Plan for New Minas that dealt with the special planning problems that exist within the Village. At the same time, the Municipal Planning Strategy or Sector Plan for New Minas passed in 1975, was prepared in accordance with the general principles and policies of the Kings County Municipal Planning Strategy in preparation at that time.

A planning program was first initiated within the Municipality in 1971. In the early stages of information and data gathering, it became apparent that the greatest need for a Municipal Planning Strategy was in the Village of New Minas. During the previous ten years, commercial and residential development had doubled, far exceeding the growth in other areas. Therefore, because of the development pressure facing the County, it was decided to prepare a Sector Plan for New Minas in advance of preparing an overall Plan for the Municipality.

Subsequently, a planning exercise was carried out in New Minas between 1973-1975 that involved the Village residents, the Village Commission and the Municipality. This program culminated with the adoption, by Council, of a New Minas Municipal Planning Strategy and Land Use Bylaw in 1975.

The *Municipal Government Act* requires an adopted Municipal Planning Strategy to be reviewed every five years. The New Minas Sector Plan was last reviewed, in its entirety under a Plan Review Program carried out in 1981-82. This Plan Review exercise included a public participation program geared to providing information to the area residents and receiving input back regarding the issues, goals and objectives of the community. A pamphlet outlining the planning program, and including a questionnaire to be returned, was mailed to all residents within the Village. As well, a display was set up in both malls outlining perceived issues, goals and objectives. Meetings were held with the Village Commission and with various individuals within the Village.

The revised Plan was not substantially changed from the 1975 Plan in regards to its philosophy, goals and objectives. The major amendments consist of updating the background information and using new techniques such as contract zoning to guide future development.

At the direction of Council, the 2002-04 review of the New Minas Sector Plan primarily covers two areas of interest, Commercial Gateway and Highway Commercial. These two districts are at entry points to New Minas and introduce the travelling public to many opportunities to stop and do business in New Minas.

With the New Minas Area Advisory Committee and public input, minor changes were made to each of the above-mentioned policy sections with most of the goals and objectives for these commercial areas remaining largely unchanged. This review was also seen as an opportunity to better incorporate previous amendments into the document and correct numbering schemes and gaps created by adding or deleting text. Also, references to the former Planning Act were amended to refer to the appropriate sections of the *Municipal Government Act*.

## PLAN FORMAT

The Plan is presented in the following parts:

PART 1	Legislative Mandate
PART 2	Plan Policies
PART 3	Implementation

PART 1 is a brief outline of the planning problems in New Minas and the objectives of the Plan.

PART 2 sets out the policy framework that is the backbone of the Plan. This section is broken into eight subsections: General Policies, Residential, Commercial, Transportation, Parks and Open Space, Industrial, Institutional and Services. Each section contains policy statements relevant to the issues and objectives of the particular policy area.

PART 3 describes the implementation process by which various aspects of the Plan are carried out.

<b>INTRODUCTION</b>	<b>AMENDED DATE</b>	<b>SECTION</b>
	May 10, 2005	New Minas – A Brief History / Introduction to Planning / Plan Format