

Meeting Notes

New Minas Secondary Plan

2021.01.18, 6:30pm to 8:00pm

Online (Zoom)

1. Opening

- » Market Demand Study is nearly wrapped up. FBM and Turner Drake are coordinating on final report and we expect them to submit the report soon.
 - Question: will the Working Group get to review the report conclusions before release?
 - Answer: no, the technical studies include a presentation of the preliminary results to the Working Group; this is the opportunity to ask questions and provide comments before the reports are finalized.
 - Comment: concern that some recent (past year or so) commercial activity in New Minas is not reflected in the analysis.
 - Response: FBM and Turner Drake are aware of the specific examples as a result of Working Group comments at the presentation.
 - **Action:** UPLAND to follow up with FBM and Turner Drake for any further commentary on recent commercial activity in New Minas.

2. Project Update

- » Servicing study has been shared with Working Group
- » WSP has recently wrapped up engagement for Urban Design + Active Transportation (“UDAT”) Study and are now moving into design and recommendations.
 - Preliminary results presentation planned for February Working Group meeting
 - Final report planned for March
 - **Action:** UPLAND to circulate “UDAT What We Heard” report once it’s finalized.
- » Transportation Study awarded to Harbourside Engineering.
 - Start-up meeting scheduled for January 20th

3. Engagement Updates

- » Have had great response to online surveys
- » UDAT survey now closed
- » Remaining surveys will be closed on the 27th
- » No uptake for Photo Voice; UPLAND will look into how to best use that effort in other ways to support project engagement
- » WSP hosted four stakeholder interviews, three workshops, and a meeting with the Friends of the Kentville Ravine
- » UPLAND focus now is on completing stakeholder interviews
- » Discussion about making the project more prominent on the Municipality’s website

-
- » Presentation from UPLAND on what is a secondary plan
 - Planning for one community in the larger municipality, focusing on issues specific to that community
 - Per policy in the new Municipal Planning Strategy (“MPS”), this is also the process for determining plan for expansion lands south of Highway 101
 - Rothesay Secondary Plan Report presented as an example of the analysis and thought process that goes into developing a secondary plan
 - UPLAND will use public engagement results, technical studies, and in-house analysis to create three preliminary concepts for future of New Minas
 - Concepts to be discussed by Working Group and public
 - Narrowed down to one preferred concept that will be turned into MPS policy and specific zoning
 - Port Williams Secondary Plan shared as an example of a secondary plan in the Municipality of Kings Concept; however, content of that plan is specific to Port Williams and New Minas may deal with different topics
 - » Comment: it sounds like secondary planning is somewhat preparing the garden soil; setting the conditions for growth
 - » Question: will Secondary Plan deal with food trucks and special events
 - It could broadly consider those topics (e.g. appropriate locations within zoning) but getting into specific regulations is probably too fine-grained for this level of planning
 - » Question: how do the wishes of individual landowners come into play? What are the risks of liability for “taking” via zoning effects on property values?
 - Landowners within the expansion lands are on the stakeholder list
 - Individual plans and desires will be considered in drafting up the concept plans; however, the Working Group should consider--and Council is ultimately responsible to decide--the balance between individual goals and community goals
 - Expansion lands are currently zoned “Holding” which allows almost no development, so any changes will be a net gain
 - More broadly, municipalities are given wide latitude to zone as they see fit
 - *Municipal Government Act* does include provision that zoning for public purposes (e.g. parks) requires a municipality to buy the land within a year or else zoning reverts to previous zoning
 - Sometimes the *Act* actually encourages or requires municipalities to limit development rights (e.g. farmland, floodplains)

4. Looking Ahead

5. Closing

- » Next scheduled meeting would fall on Heritage Day; rescheduled to February 22nd
 - » If possible, meeting to be held in-person
-