

# Meeting Notes

New Minas Secondary Planning Strategy (SPS)

Working Group Meeting

2021.03.15, 6:30pm to 8:00pm

Louis Millet Centre, Spencer Room

## 1. Opening

- » Market demand study moved up to item 4 on the agenda.
- » Check-in
  - Would like more time to review materials
  - Would like a few minutes at the beginning of each meeting to summarize where we are in the process
  - Concerned about being able to have open and free discussion, sharing of thoughts as a Working Group

## 2. Project Update

- » Urban Design and Active Transportation Study is expected to be finalized early April
- » Transportation study is ongoing, with building of model underway
- » Village has succeeded in gaining extension to provincial funding for the Secondary Plan project; project needs to be completed by March, 2022

## 3. Secondary Plan Process

- » Currently moving into the phase of creating development scenarios
  - Built on foundation of technical studies, engagement, and in-house analysis
  - Working Group will help shape these development scenarios, and then help choose a preferred development scenario to move forward to the Secondary Plan

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- » Residential Results Discussion
    - Land availability is currently a constraint for residential development in New Minas
    - See demand for larger lots in New Minas
    - Need room for residential growth
    - There's a burden on community to create demand, "bang the drums"
    - We are at a point in time, conditions may change
    - Being aspirational falls to the Working Group, numbers are the basis of the technical studies
    - Opportunity for density close to services
  - » Industrial Results Discussion
    - Very light industrial if it fits the wellfields
    - Maybe automotive?
    - Secondary Plan is opportunity to be visionary, does industrial fit this?
    - Opportunity west of Exit 12?
  - » Commercial Results Discussion
    - How do we fit costco?
    - Hate to see existing commercial gutted
    - How do we be nimble?
    - Apartments on top of commercial
    - We are tying ourselves down if we put limits on commercial area
    - Is there some other way to control an exodus from Commercial Street while allowing commercial development in expansion lands?
    - New Minas lacks certain shopping opportunities
    - Feeling that Commercial Street is already at its development limit
    - Concern that if we open up too much commercial there will be exodus, need some limit, but also need some commercial component
    - Why not just let market decide?
    - Want to see improvement / revitalization of core, balanced with new growth
    - Knock-on benefit of having commercial clustered
    - New Minas has a lot of needs covered
    - Business attract people to shop, amenities attract people to live
    - Traffic is a good thing
    - Downtown and expansion aren't at odds
    - Businesses go where they want, if we constrain they'll go to other communities
  - » **Action:** UPLAND to check area of expansion lands

## 4. Market Demand Study

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## 5. Preliminary Engagement Results

- » Deferred

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## 6. Site Conditions

- » Deferred

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## 7. Closing

- » Next meeting April 19