

Agenda

New Minas Secondary Planning Strategy (SPS)
Working Group Meeting
2021.04.19, 6:30pm to 8:00pm
Municipal Office, Council Chambers

1. Opening

Chair Jim Winsor, 10 minutes

- » Review and additions to the Agenda
- » Review of Posted Meeting Notes
- » Declaration of Conflict of Interest
- » Check-in

2. Project Update

UPLAND, 5 minutes

- » Brief update of other aspects of the SPS project
- » Brief reminder of work to-date

3. Preliminary Engagement Results

UPLAND, 40 minutes

- » Presentation and discussion of preliminary engagement results

4. Site Conditions

UPLAND, 20 minutes

- » Preliminary look at some of the topographical and environmental conditions in New Minas

5. Looking Forward

UPLAND, 10 minutes

- » Development scenarios workshop date
- » Public workshop

6. Closing

Chair Jim Winsor, 5 minutes

Municipality of Kings

COVID-19 Meeting Protocols

1. Meeting Guidelines

- a. All directives of the current or future Public Health Order(s) need to be followed.
- b. Stay 2 metres (6ft) away from other people.
- c. Wear non-medical masks when arriving or leaving any meeting. Masks may be removed once seated only if proper distancing can be maintained.
- d. Number of participants will not exceed 50% of room capacity to a maximum of 200 people, while maintaining social distancing.
- e. Wash your hands often, and sanitize hands when washing is not possible.
- f. Cover coughs and sneezes with a tissue. Throw the used tissue in the garbage and wash your hands or use an alcohol-based hand rub immediately. If you don't have a tissue, cough and sneeze into your elbow, not your hand.
- g. Ensure that any shared technology, tables, etc are sanitized prior to use by others.
- h. Ensure that facility has had proper cleaning/ disinfection of all high touch surfaces.

2. Registration or Confirmation of Attendance

- a. Prior to any meeting, attendance needs to be confirmed in order to properly prepare for distancing and room set up.
- b. For any public meeting, members of the public will need to register prior to attending. There may be limitations on the number of public that can attend do to room constraints.
- c. A sign in sheet, or record, of everyone in attendance needs to be kept for contact tracing. It needs to include name and contact information.

3. Meeting Reminder

- a. A meeting reminder should be sent prior to the meeting, when at all possible, to ensure that all participants or viewing public are aware of, and agree to follow, the protocols in place.
- b. Meeting reminder should also remind all attending that if they are not feeling well, or have had possible exposure to COVID-19 they should not attend the meeting.

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

5. Preliminary Engagement Results

- » Deferred

6. Site Conditions

- » Deferred

7. Closing

- » Next meeting April 19