

Meeting Notes

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

1. Opening

- » Wade Tibbo introduced as new Working Group member

2. Project Update

- » Urban Design and Active Transportation Study is still being finalized; expected late April
- » Phase 1 of Transportation Study nearing completion, expecting draft report late April

3. Preliminary Engagement Results

- » UPLAND presented highlights from the Preliminary Engagement Report
 - » (C)omment: Interesting to see the relative ranking of housing diversity as an important topic to people
 - (R)esponse: Yes, particularly considering that bulk of survey respondents already were homeowners; shows an awareness in the community
 - » (Q)uestion: How can we make sure we're reaching people who are under-represented in these responses?
 - (A)nswer: Now that we have data on who is responding, we can conduct targeted engagement as we continue the project. We can also speak with stakeholders who serve populations who typically do not engage due to other burdens in their lives.
 - » Q: What is the population relative to the Towns?
 - A: Not sure off top of head, but expect they are all roughly equal. [In 2016 Wolfville: 4,195; Kentville: 6,271; New Minas: 4,231]
 - » Q: What engagement has been done with Towns?
 - A: As part of stakeholder engagement UPLAND met with recreation staff and planning staff from Kentville. Councillor Winsor has met with Mayor from Kentville.
- Action:** UPLAND to engage with Wolfville
- » C: It's very interesting to note the difference between the results in the report and the discussions so far at the Working Group, particularly related to commercial growth and re-investment in Commercial Street

Preliminary Engagement Results Continued

- » Q: How are the plans of owners of the Expansion Lands going to be accommodated:
 - A: We sent letters to all owners and many followed up for a discussion. Those we spoke to did not have any specific plans, but want to be able to develop their lands or sell them for development of some type. The Secondary Plan is intended in part to establish development rights on these lands.
- » C: Who are we missing?
- » C: Great to see focus on small business
- » C: Housing is a national issue but also a local issue, even if it's hard to see
- » Q: How do we enable affordable housing?
 - A: The Secondary Plan will have trouble directly creating Affordable housing as that requires specific programming, and we are primarily dealing with land use. However, we can make sure land use regulations to not present a roadblock to Affordable housing. We can also help encourage housing affordability by enabling alternative housing types, smaller development, and things like accessory dwellings.
- » Q: How do we reduce business confusion?
 - A: This Secondary Plan can help in terms of reviewing regulations.

4. Site Conditions

- » UPLAND presented mapping of some site conditions (slope, watercourse, etc.)
- » C: Environmental stewardship needs to be a key principle of this Secondary Plan
- » C: Look at geology, habitat?
- » C: How do we add teeth?
- » C: Consult further with folks regarding stormwater & identify key natural features
- » Q: Will we be adjusting wellfields?
 - A: Ultimately wellfields are dictated by the Source Water Protection Plan. There may be minor tweaks possible within the framework of that plan, but any major changes would require the SWPP to be updated. This could occur if Village needs to drill new wells at some point.
- » Q: What are the broad implications for servicing?
 - A: Servicing study generally indicated capacity within the existing systems, though some localized upgrades will be required. The slope of the Expansion Lands is great for sewer; movement by gravity. Stormwater will be the big issue.
- » C: What about cultural aspects of expansion lands? E.g. Old Acadian foundation found on lands?

5. Looking Forward

- » May 17th meeting will be extended 6-9 to allow for a development scenarios workshop.

6. Closing