

# Agenda

New Minas Secondary Planning Strategy (SPS)  
Working Group - Scenarios Workshop  
2021.05.17, 6:00pm to 9:00pm  
Online (Zoom)

## 1. Opening

Chair Jim Winsor, 5 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

## 3. Review of Foundations

UPLAND, 30 minutes

- » Refresher on results of public engagement, Market Demand Study, environmental conditions
- » Brief review of key directions from final Urban Design + Active Transportation Study
- » Brief review high points from Phase 1 Transportation Study (existing conditions)

## 4. Guiding Principles

UPLAND, 45 minutes

- » Review of draft Guiding Principles
- » Discussion
- » Decision on Guiding Principles to present as a public draft

## 5. Development Scenarios

UPLAND, 60 minutes

- » Presentation of 3 core development scenarios, and options for adjusting the scenarios
- » Discussion
- » Adjustments to development scenarios to align with public draft Guiding Principles

## 6. Public Workshop Plan

UPLAND, 30 minutes

- » Target dates and location for public workshop
- » Impact of COVID-19
- » Role of Working Group in workshop
- » Key questions

## 7. Closing

Chair Jim Winsor, 5 minutes

# 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

## 5.1 Guiding Principles

The results of the formative public engagement, technical studies and background analysis, and the many hours of discussion among the Working Group provide a strong foundation of both technical information and community aspirations on which to build the development concepts and ultimately the final Secondary Plan for the Growth Centre of New Minas.

This foundation can be summarized by a series of “Guiding Principles” – broad values about how New Minas should develop in the future, and how the community should serve its residents and visitors. The Guiding Principles represent the fundamental expectations for New Minas and, as a result, should be clearly reflected in all development concepts. If they are not, the development concepts should be reviewed and adjusted until they do reflect the Guiding Principles.

### Accessible to All

- Enable diverse housing options that cater to a variety of household sizes and compositions, life stages, physical needs, and economic needs
- Enable new housing forms currently not found in New Minas
- Build new infrastructure to be barrier-free, and retrofit existing infrastructure where barriers to accessibility exist
- Build transportation infrastructure that is usable by people of all ages and skill levels

### Sustainable

- Enable walking, biking and active living
- Leave steep slopes in a natural, vegetated state to minimize erosion, protect habitat, and reduce stress on natural water systems
- Reduce runoff volume and maintain or improve water quality by replicating the natural hydrology and water balance of the site
- Conserve wetlands and water bodies to preserve water quality, natural hydrology, habitat, and biodiversity
- Provide tree-lined and shaded streetscapes
- Provide optimum conditions for the use of passive and active solar strategies

### Commercial Street Revitalized

- Encourage reinvestment and redevelopment along Commercial Street
- Enhance investment in infrastructure and public spaces along Commercial Street to improve safety, provide comfort to users, beautify the street, and highlight Commercial Street as the heart of New Minas
- Require a standard of building and site design for private development that emphasizes Commercial Street as a destination and provides for a comfortable experience for all visitors

### A Regional Destination

- Continue to support New Minas’ role as a regional destination for shopping at a variety of scales
- Provide recreational activities that are attractive to users from throughout the region
- Encourage users of Highway 101 and regional active transportation networks, such as the Harvest Moon Trail, to stop and spend time in New Minas

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### **Sustainable and Equitable Infrastructure**

- Efficiently utilize existing infrastructure to make the most of existing investments
- Develop new areas in a manner that minimizes the need for new infrastructure
- Ensure new development pays for the infrastructure that supports it
- Implement mechanisms to allow initial phases of development to recoup costs related to servicing future development

### **Interconnected**

- Retrofit pedestrian and cycling connections in neighbourhoods where they are currently lacking, and ensure all new neighbourhoods are easily and efficiently navigable on foot or by wheel
- Create an interconnected and walkable street system that makes trips as short as possible and provides alternative routes to the same destination
- Design a road network that minimizes and distributes the burden on existing local streets by facilitating a dispersed vehicular traffic flow

### **Planned and Evolving Over Time**

- Devise a development framework that enables growth over time and can respond to market demand
- Develop a phasing plan that will make development practical and infrastructure investment logical

### **An Active Community**

- Provide a variety of trails, parks, and other recreational opportunities to meet a diverse range of interests
- Preserve and enhance cherished green spaces, while creating new ones to handle the demand pressures from residential growth
- Provide outdoor recreation opportunities along the whole spectrum of “formality”, from fully natural spaces to highly-programmed public parks
- Enable new indoor recreation facilities to locate within New Minas
- Provide convenient connections to regional active transportation networks, including the Harvest Moon Trail

### **Attractive**

- Maximize views
- Encourage buildings that are cohesive and feature high-quality design
- Create public spaces that are beautiful and inviting