

Meeting Notes

New Minas Secondary Planning Strategy (SPS)
Working Group Drafting Workshop
2021.09.29, 5:00pm to 8:30pm
Municipal Offices, Council Chambers

1. Opening

2. Project Update

- » Transportation Study is entering its third phase. Once complete, this will cap off the technical studies.
- » UPLAND is now in the process of completing a first draft of the Secondary Plan; discussion today will help set direction on some key issues with outstanding questions.

3. Information Items

- » UPLAND provided brief presentations on topics raised by the Working Group that do not require direction from the Working Group:
 - Recreational facilities and schools
 - The intent of mixed use areas
 - The use of development agreements
 - Highbury RV Park
 - Health in the built environment
 - Sidewalks and streetlights
- » Q: Would it be appropriate for it Secondary Plan to identify a specific location for a school?
 - A: Plan is not at a level to do that, but it could set out some of the principles for desired locations for schools.
- » Q: What is the difference between “Mixed Use Intensification” and “Higher Density Mixed Use”?
 - A: The main difference is infrastructure. Mixed Use Intensification will include standards for development on existing infrastructure, while Higher Density Mixed Use will need to have policy consideration for new roads, sewer, water, etc.
- » **Motion:** The Working Group agrees with the Mixed Use Intensification and Higher Density Mixed Use land categorization as presented.
 - Passed.
- » Accessibility and sidewalks to come back as a future agenda item for deeper discussion.

4. Meal

- » UPLAND presented background information and options for moving forward on the following topics:
 - Underground power and telecommunication lines
 - Open space lands in New Minas South
 - Source water protection
 - Site-specific discussion north of Kent
 - Existing industrial lands
 - Site-specific discussion east of Home Depot
 - Retail floor area
- » **Motion:** Do not require undergrounding of power and telecommunications lines in new development in New Minas South.
 - Passed.
- » **Motion:** Have the Secondary Plan establish environmental protection for the ravines.
 - Passed.
- » UPLAND, while developing Secondary Plan, to take a closer look at the destination parks with an eye to connectivity and protecting the ravines and will bring back for further discussion at next meeting.
- » **Motion:** Remove the development agreement requirement for residential uses larger than one unit in New Minas Wellfield Protection Zone B.
 - Passed.
- » **Motion:** Continue the approach of applying the O1 Zone to the public lands containing the ravine and the R5 Zone + ESA Overlay to the private lands north of Kent.
 - Passed.
- » **Action:** UPLAND to check with some developers to see if there are any specific barriers that make R5 zoning less attractive, or whether there are other factors at play.
- » **Motion:** Consider commercial development on all or part of the lot as-of-right.
 - Passed.
- » Decision on existing industrial lands deferred to a future meeting.
- » **Motion:** Implement a cap of 25,000 square feet for retail premises, as recommended by the Market Demand Technical Study.
 - **Motion amended:** Implement a cap of 25,000 square feet on individual retail businesses, but not on overall building floor area.
 - Amended motion defeated.
- » **Motion:** Do not implement a cap on retail floor area for individual premises in New Minas South.
 - Passed.

5. Workshop Discussions

6. Closing

- » Added pedestrian connections across Highway 101 to topics or future discussion.

Related Topic List

Over the course of the Working Group meetings and discussions a number of topics related to development and community life in New Minas have arisen. Some of these topics will be addressed later in the secondary planning process as we get into finer details, while others are outside the scope of a secondary plan but are nonetheless important and may be suitable priorities for future work in New Minas. This list captures these items so that they are not forgotten at later stages of the project. It will be updated each meeting to add anything new that was discussed. Items that have now been discussed are ~~strikethrough~~, new additions are **bold**.

- Stormwater management
- Recreational facilities
- School facilities
- Vending
- Promoting New Minas
- ~~Source water protection~~
- Crosswalk safety
- Collector road
- ~~Underground power lines~~
- **Pedestrian connection across Highway 101**