

Meeting Notes

New Minas Secondary Planning Strategy (SPS)
Working Group Draft Review
2022.04.04, 6:30pm
Louis Millett Community Complex

1. Opening

- » Councillor Martha Armstrong was introduced as the new Chair of the Working Group.

2. Engagement Results

- » UPLAND summarized the engagement methods used for the draft: survey, stakeholder discussions, workshops, and online map

3. Draft Discussion + Recommendations

- » The Working group reviewed the draft Secondary Plan, public feedback on each topic, and additional context information as needed (e.g. “daylighting”)
 - There was some concern that requiring a maximum front setback would cause the rear of buildings to face the street, would cause issues with snow removal along public sidewalk, would eliminate space for landscaping, and could cause safety issues with people exiting the building right into a drive aisle. Boston Pizza was identified as a property with a comfortable setback level. Maximum front setback recommended to be increased to address these issues, particularly to a degree necessary to accommodate pedestrian walkway and landscaping in front of building.
 - It was noted that residents want to see change along Commercial Street and that the rules need to do something different than has been traditionally done in order to spur that change.
 - There was some discussion about the impact of increasing the maximum height in the C1 Zone from 5 stories to 6 stories and its effect on the character of New Minas; however, ultimate recommendation was to maintain the proposed 6-storey limit.
 - The Working Group discussed stream daylighting and the history and location of the stream under the County Fair Mall. There was some concern about maintenance of a daylighted stream and the potential for garbage to accumulate. However, it was ultimately decided that this can be addressed by the property owner and through the development agreement process.
 - The question was raised about whether it is possible to compel the owner of the County Fair Mall to redevelop. A: No, can put rules in place to guide that development when it happens, and rules that allow attractive development options, but ultimately up to the property owner to decide to redevelop.
 - It was noted that there is a beautiful brook behind the Irving property.
 - The impact of the New Minas South proposal on properties in the vicinity of Forsythe Road was discussed. Recommendation to swap some of the lower-density residential land from Phase 3 with the high-density mixed use area in Phase 1 that backs onto Forsythe Road properties.

Draft Discussion + Recommendations con'd

- The question was raised as to whether streetlights should be required in New Minas. The Working Group determined that the decision could not be made without more information, so the question would be put to the Planning Advisory Committee.
- The question was raised as to whether further discussion about a cap on commercial space in New Minas South was required. It was noted that previous discussion had been contentious and the recommended direction to not require a cap was not unanimous. However, the Working Group ultimately felt that discussion had been had and the issue was now for Planning Advisory Committee to discuss. It was requested that it be communicated to Planning Advisory Committee that the topic had been a point of contention in Working Group discussions.
- Some discussion was had as to possible proactive approaches to actively entice businesses to stay on Commercial Street, such as public beautification efforts.

4. Working Group Closing » Celebration of work completed by the Working Group

5. Public Comment Period

6. Adjournment