

TOWN OF NORMAN WELLS
TOWN PLANNING AND LAND USE COMMITTEE
Regular Scheduled Meeting for Tuesday, January 14th, 2020
Council Chambers @ 7:00 pm

MEETING MINUTES

Present:	David Wever	Councillor –Chairperson
	Jean-Paul Bernard	Councillor-Alternate Chairperson (phone)
	Carole Lorentz	Member
	Cindy Collier	Member
	Dee Opperman	Member
	Robert Closs	Member

Guests:	Anita Lenoir	NWT Housing Corporation (phone)
	Donald Fillmore	NWT Housing Corporation (phone)

Regrets:

Administration:	Johannie Lapierre	Development Officer
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1. **Call to Order –7:05 PM**
2. **Declaration of Conflict of Interest**

None.

3. **Review and Adoption of Agenda**

‘Be it resolved that the agenda of the Town Planning and Land Use committee regular meeting, dated January 14th, 2020 is hereby adopted.’

Motion: 20-01-01

Moved: Member Opperman

Seconded: Member Closs

Motion carried unanimously.

4. **Delegation**
5. **Review and Adoption of Minutes**
6. **Old Business:**
7. **New Business:**

a) Land disposal- Land and development permit applications

The NWT Housing Corporation representative provides an overview of the project. They have been approached to develop this area a few times in the past, so it

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came to their mind during their research for 3 suitable lots to build single detached dwellings.

The Chairperson describes the timeline of the approval process: bring the recommendation to Council for next Tuesday. The Development Officer is preparing the disposal by-law and agreement for sale. The recommendation on the price will be presented to Council as well.

Member Opperman: They are going to build instead of using an existing vacant house and they are not going to be built locally.

The NWT Housing Corporation representative describes its options as stick framing, prefabricated panelized walls and modular. Manufactured homes or mobile homes and sea cans are not options. They will comply with the regulations.

The Chairperson inquires on what will be done with the actual RCMP houses. The NWT Housing Corporation representative informs that the Public Works department of the Government of Canada would know the answer to this question as the actual RCMP houses are federal properties.

The NWT Housing Corporation representative advises that the development will be under the supervision of a professional engineer and wonders if his/her expertise could prevail in case they could start to build earlier than what is recommended in the Community plan (1 to 2 years after the lot preparation). The Development Officer will verify if the Council needs to provide a variance or if it is considered as a recommendation. The committee members agree that if there is a need for a variance, they will recommend it to Council.

The phone conversation with the NWT Housing Corporation ended at 7:23PM.

On the appraisal for the cost of the land, the Development Officer informs that she considered the lands assessments of similar lands in the same area, whether they were serviced or not and compared with the actual Town owned properties available for sale and looked at the land condition.

Member Collier reminds that the trees will be cut but thinks that it could be aligned with the ENR's Community wildfire protection plan. The area is currently zoned as residential but if the committee wished to keep it as a green space, it could be changed once the community plan will be reviewed.

Member Closs inquires if there are other suitable lots for this project. In the downtown area, there are very few.

Member Opperman notifies that there are many empty house (on Snowy Owl ave for example) but they need renovation and might not comply to their standards.

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The Chairperson expresses that Town cannot do much about the private empty houses.

Member Closs suggests the idea of disposing of the requested lots for free as a condition to develop the full street with some green spaces in between. They will probably negotiate the price. It would cost a lot to the Town to develop that street so if the NWT Housing Corporation do it as part of their project, we would have other lots to sell for the future. Member Collier adds that the land application seems to be based on a specific request from the federal government. The chairperson thinks that the timeline will probably stop them from this type of negotiation. The houses are probably already ordered. The Chairperson's opinion is that considering that there will be a surge of houses coming on the market eventually, it might not be an advantage to get new available empty lots at this time.

'Be it resolved that the Town Planning and Land Use committee recommends to Council the disposal of the future lots (as attached) for the following price:

Lot A: \$23,560

Lot B: \$24,240

Lot C: \$24,160.'

Motion: 20-01-02

Moved: Member Collier

Seconded: Member Closs

Motion carried unanimously.

b) Request of variance- Transfer of titles and development permit application

The committee members comment about the type of foundation chosen as unique. The applicant should get it engineered and must make sure that it complies with the building code.

Member Closs informs that the height of the house must comply with NAV Canada regulations.

The Development Officer advises that the applicant also requests a time variance to start the development within 1 year instead of 6 months (in the standard agreement for sale and in the regulations for the development permit) as his lease agreement terminates in July.

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'Be it resolved that the Town Planning and Land Use committee recommends to Council the approval of a variance of 1.6m for the height of the proposed house at the condition that it complies with NAV Canada regulations.'

Motion: 20-01-03

Moved: Member Lorentz

Seconded: Member Closs

Motion carried unanimously.

'Be it resolved that the Town Planning and Land Use committee recommends to Council the approval of a variance of a 6 months extension to start the development on the lot.'

Motion: 20-01-04

Moved: Member Opperman

Seconded: Member Lorentz

Motion carried unanimously.

8. Open Forum

The Chairperson advises that Council meet for a Committee of the Whole meeting tomorrow at noon to talk about Council's direction about the review of the Community plan.

Member Closs questions if we applied on any funding for Jackfish. The Chairperson replies that we haven't yet. We were waiting for the budget. Now that we have money aside for development projects, we can start working on it according to the priorities. The SAO is also reconciling interesting funding sources.

The Chairperson announces that he will be presenting the Town of Norman Wells at the mining conference this weekend. He is planning to talk to the politicians about the concerns and to representatives of the active industries in the N.W.T. for any updates, interest and opportunities.

9. Adjournment -8:00PM