

TOWN OF NORMAN WELLS
TOWN PLANNING AND LAND USE COMMITTEE
Regular Scheduled Meeting for Tuesday, January 28th, 2019
Council Chambers @ 7:00 pm

MEETING MINUTES

Present:	David Wever Carole Lorentz Cindy Collier Dee Opperman	Councillor –Chairperson Member Member Member
Regrets:	Robert Closs Jean-Paul Bernard	Member Councillor-Alternate Chairperson
Public:	Harold Harris	
Administration:	Johannie Lapierre	Development Officer

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 28th, 2020 is hereby adopted.’

Motion: 20-02-01

Consensus

4. **Delegation**
5. **Review and Adoption of Minutes**
6. **Old Business:**
7. **New Business:**
 - a) Amendment to the Zoning By-law

The Development Officer summarizes the situation. The committee will discuss about the compliance of the Cat Train Café with the regulation and the possibility to amend the by-law. Their recommendation will be brought to Council for resolution. If the application to amend the zoning by-law is approved, there will be a public consultation and it must be approved by the Minister too. The business would have to be relocated in the commercial area if Council refuses the application. The first request was to put a

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sign. The location of the Royal Mackenzie Catering business was not on the business license. This process must be improved.

Member Collier: The business owner is in conflict of where its supposed to be but is providing a good and successful service. It was probably not done intentionally. If you let the business stay where it is, it opens possibilities to uses other than light industrial.

Member Opperman proposes an amendment and recommends also that further changes pending on the new Community Plan and Zoning By-law. The idea behind the current Community Plan was that this area would become heavy industrial but the situation changed. Would hate to dissuade somebody that has the courage to start a business in today's economy but at the same time wishes to set up limits. We never know, maybe the next Community Plan will make this area commercial. The business owner saw the alternative of having the restaurant in a camp where facilities are already adapted to the needs. There wasn't any other building in town that would have been ready to run the business right away.

Member Lorentz inquires about people living in this area. The Development Officer explains that if the Town is notified of a non compliance to the zoning by-law, the process is to send a letter to the owner/lessee to order to stop the use that is in contravention. Inspections as well as other enforcement follow.

Member Opperman: The main issue is that a product is being sold in the industrial area. The other camp isn't open to the public, there is no advertisement and no delivery.

Chairperson: Restaurants are seen in industrial areas in many cities and are convenient. The issue will come if it gets busy with heavy industrial activities and commercial activities. People could start complaining. They must realize that they are in this zone and that there will be no change or exception in the services provided in the area.

Member Opperman: It will keep the trucks out of the main street and out of the town core.

Development Officer: You can also decide in the new Community Plan to only allow restaurants in one section of this area.

Member Opperman: Would see it as an expansion of the services that the camp already offers because we are in a transition phase.

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Chairperson: Suggests an amendment to allow the business to stay as part of the camp (already available building with a kitchen) but not to open the regulation to restaurants on their own in this area.

'Be it resolved that the Town Planning and Land Use committee hereby recommends Council to approve an amendment of the Zoning By-law that permits the Cat Train Café to operate as a restaurant in the Northridge Contracting relocatable camp and to deny any other amendment applications until the completion of the Community Plan and Zoning By-law's review.'

Motion: 20-02-02

Moved: Member Lorentz

Seconded: Member Collier

Motion Carried

b) Lot 188

The committee members are surprised that the NWT Housing Corporation is looking for other lots as they recommended the approval of the disposal of lots on Marten Ave at the last meeting.

Member Collier: disapprove their purchase of lot 188 as it would preclude a future expansion of the Fire Hall.

Development Officer: This land is currently a Commissioner's land and is zoned as Community Use.

Member Opperman: The Town should apply to acquire the land as Commissioner is not using it and it could be used for an expansion of the Fire Hall.

Chairperson inquires if taxes are still getting paid for that land as a debt has been forgiven by Council in 2012. The Development Officer informs that the land is currently exempt of taxes and non-grant so the Town doesn't receive Grant in lieu for it. The Development Officer explains that this land was leased by GNWT and that the lessee wasn't making the required tax payments but that the lease was kept active. The taxes kept accumulating. The land has never been transferred to the Town as it needed to be decontaminated first, which now seems to be done.

Member Opperman notes that the few other lands that could be available as community use area are not appropriate for emergency services.

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Chairperson comments that the land where the old nursing station is would be suitable for emergency services once the building is demolished. The Department of Infrastructure has a plan to clean the lot.

Member Collier: The NWT Housing Corporation could demolish one of their vacant house and build their new duplex on the lot.

Member Opperman informs that a land on which a house burned has been decommissioned and turned back into commercial land by the previous Town Planning committee.

Chairperson: The question if the committee agrees to rezone the land as low density residential will come once we own the land and once we get the application to rezone. The recommendation is to acquire the land to keep our options open. The Town facilities are getting old and in a bad condition.

'Be it resolved that the Town Planning and Land Use committee hereby recommends Council to acquire lot 188 plan 1075.

Motion: 20-02-03

Moved: Member Opperman

Seconded: Member Collier

Motion Carried

8. Open Forum

9. Adjournment – 7:40PM