

**TOWN OF NORMAN WELLS**  
**TOWN PLANNING AND LAND USE COMMITTEE**  
**Regular Scheduled Meeting for Thursday, May 13, 2021**  
**Council Chambers @ 8:00 pm**

**MEETING MINUTES**

<b>Present:</b>	David Wever	Councillor–Chairperson
	Jean-Paul Bernard	Councillor-Alternate Chairperson
	Cindy Collier	Member
	Dee Opperman	Member (phone)

<b>Regret:</b>	Carol Lorentz	Member
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<b>Administration:</b>	Johannie Lapierre	Development Officer
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**1. Call to Order –7:38 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 meeting dated May 13th is hereby adopted.’**

**Moved: Member Collier**

**Seconded: Member Opperman**

**Adopted**

**4. Delegation**  
None.

**5. Review and Adoption of Minutes**  
None.

**6. Old Business:**  
a) Zoning by-law review – Mobiles homes & Modular homes

The Development Officer explains the request for clarification between the mobile homes and modular homes definitions. Two applicants for development permits submitted floor plans similar to the existing mobile homes in town. However, they named them modular homes. Mobile homes are now manufactured up to the modular homes standard. This practice implies that the two building types are more difficult to differentiate.

Member Collier notes that the idea was to keep the long and narrow units in the same area. She also mentions the cost of a stick-built house, considering that the actual regulation limits the ability of people to purchase their own home. On the other hand, the vision of trailers everywhere is not positive.

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The Chairperson remarks that mobile homes are already spread around town.

Member Collier recognizes that some of them don't look like trailers as they have a nice frontage. However, the standards must be the same for everybody.

The Chairperson adds that the discussion would be very different if Norman Wells houses had foundations such as concrete, but everything is on piles, so the definitions become very close to each other.

There are multiple examples of manufactured houses which were placed in the low-density residential zone (Sahcho, Caribou). Member Opperman informs that variances were granted on these.

Councillor Bernard considers that the enforcement of the Property Standards by-law would prevent from the property value to diminish completely. Caribou Crescent doesn't look like a trailer park because it is a mix of different housing types.

The Chairperson wonders if there are any empty lots in the mobile home parks. The Development Officer answers that there isn't, except for the new mobile home zone to be created on Willow Crescent. She also informs that there is a high demand for this type of housing.

Member Collier thinks from a 20-years planning perspective and considers unfair to limit people in their options by forcing them into a specific area where there is no availability or to build something unrealistic.

Member Opperman recognizes the differences between the older mobile homes and the newly manufactured modular homes as the new ones look better. She adds that HCI is replacing what was on site by an upgraded version.

The Development Officer refers to the definitions and regulations in the current Zoning by-law and advises that the manufacturer confirmed their product would fall under Manufactured homes.

The committee considers that both Marten Avenue project and HCI project could be adopted by Council as a conditional use because Council may approve "other uses which Council considers to be similar in character and purpose, and which are compatible with residential uses".

Councillor Bernard wonders if it would be approved under the new by-law.

Member Collier realizes that the definition of Mobile Home Park would apply to many streets in town as there are more than 2 mobile homes.

The committee agrees to change the definition for Manufactured home park which means the use of land and facilities for placement of mobile homes and modular homes only.

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The committee agrees to keep both the mobile home and the modular home definitions to differentiate the existing mobile homes from the ones to be built up to the modular home standards. The committee also agrees to keep the Residential Manufactured Homes zone as there will still be some limitations in that area.

The members confirm the location for where tiny homes are permitted and the definition.

The committee agrees that a mobile home or a modular home that would be renovated up to the CAN/CSAA277 standard could be placed in any residential zone, no matter of the age. The objective is to keep it simple and ensure quality and safety. All mobile homes coming to town will have to be up to that standard.

The committee agrees that modular homes would be permitted in all residential zones. If the Development Officer has issues with the approval of the building inspection certification, the committee could discuss of precising that section.

**‘Be it resolved that the Town Planning and Land Use committee hereby recommend permitting modular homes to be placed on lot 648 plan 4780, lot 649 plan 4780 and lot 240 plan 1405 as a conditional use of Zoning by-law 13-02.’**

**Moved: Member Opperman**

**Seconded: Member Collier**

**Adopted**

The Chairperson advises that the second reading of the by-laws was not passed at the last Council meeting in order to provide the Norman Wells Land Corporation another opportunity to meet with Council and address their concerns. Council felt it was in the best interest to work together. The Chairperson reinstates how important it is to pass the by-law soon.

b) Mount Avens Award Contest

Tabled

**7. New Business**

None.

**8. Open Forum**

The chairperson requests the committee members' opinion about having a block parent project in Norman Wells. It doesn't seem like the program as it is would answer a current need and would be hard to implement due to insurance.

**9. Adjournment – 9:07PM**