

Town of Norman Wells
Town Planning & Land Use Committee Meeting

**Minutes of Regular Scheduled Meeting
of Town Planning & Land Use Committee
held Monday, March 10 @ 6:00 pm in the Council Chambers.**

Present:	Nathan Watson Dudley Johnson Brian Lickoch Dee Opperman	Councilor –Chairman Member Member Member
Regrets:	Jesse Lepine	Member
Administration:	Stephanie Hughes	Development Officer

1. CALL TO ORDER: 6:15 pm

2. DECLARATION OF CONFLICT OF INTEREST - none declared

3. REVIEW & ADOPTION OF THE AGENDA

Motion: No. 14-01
Moved by: Member: Dudley Johnson
Seconded by: Member: Brian Lickoch

‘Be it resolved that the Town Planning Committee of the Town of Norman Wells hereby approves the Agenda for March 10, 2014 as presented’

Motion Carried

4. DELEGATION - none

5. REVIEW & ADOPTION OF MINUTES

Motion: No. 14-02
Moved by: Member: Dee Opperman
Seconded by: Member: Brian Lickoch

‘Be it resolved that the Town Planning Committee of the Town of Norman Wells hereby approves the Minutes for April 9, 2013 as presented’

Motion Carried

6. NEW BUSINESS

a) NWT Housing Corporation interest in purchase and re-zoning of Lot 130 Plan 748 (5 Franklin Avenue).

- The NWT Housing Corporation is interested in acquiring Lot 130 Plan 748, #5 Franklin Avenue, for the purposes of building a workshop for storage and repair work. This workshop would be next to what will potentially become their new office.
- This area is zoned as commercial, and as such the garage would not be permitted under the current or new draft zoning by-law.
- The TPC feels that there is a precedent for similar developments in the area, and since there is no shortage of commercially zoned land at this time, they would not have a problem with the workshop. However, they would prefer not to re-zone.
- The recommendation of the TPC is to allow the sale of Lot 130 to the NWTCH for the development of their workshop upon the condition that they re-survey lots 130 and 131 to consolidate into one commercial lot where the office would be the primary building and the workshop an accessory to the office. This would be compliant to the zoning by-law and would not require any rezoning.

b) Re-survey and development of Lot 518 Plan 3592 (Caribou Crescent).

- With limited housing options available to people moving to Norman Wells, the development of available land located near the Town center, may help expand the options available. There have been inquiries from several parties showing interest in developing apartment buildings and housing cooperatives, but there seems to be a lack of space within the correct zones for such development. In addition, many people are reluctant to live in the DOT area due to lack of utilidor services and the distance from amenities in Town. The subdivision of Lot 518 would provide an ideal location for new housing.
- This is a fairly wet area, with the boggiest part being adjacent to Mackenzie Drive. The TPC focused on beginning with a portion that is less wet, and therefore easier to work with as well as more cost effective.
- The moisture on this land would require us to keep a certain amount of green space, keeping construction out of the natural drainage areas.
- The TPC discussed two location options for the first phase of development in this area:
 1. Along Marten Avenue
 2. Extending Caribou Crescent
- In terms of cost, and access to services, development along Marten Avenue would be the best choice to begin development. This area would require very little in terms of road construction, and would potentially have utilidor access, whereas Caribou Crescent relies on truck services.
- The TPC recommends that area along Marten Avenue be the first phase of development, and the area be divided to allow sections of both R1 and R2 to better meet the needs of our community. In determining development costs, it is recommended that the Town consider including the cost of utilidor services rather than assuming truck service.

c) Housing cooperative development and location.

- A private developer is interested in building a housing cooperative as a housing option for people living and working in Norman Wells. The developer is considering 6 housing units plus a common building/office for the co-op.
- The idea is to use trailers to make it the most cost effective, but to make it an esthetically pleasing community within the community, close to the main part of Town, and less like a trailer park. Potential occupants would purchase their own portion of the co-op (their unit) plus a portion of the whole.
- The developer feels that the DOT area is not ideal, and there are limited lots that would allow manufactured homes at this time.
- This is essentially another trailer park, and the TPC would like to keep it separate from regular R1 housing but does not oppose the idea.
- Two potential options were provided:
 1. Refer the developers to the Land Corporation. Land Corporation have in general been involved in cooperatives and they may have an interest in this development. They have a large lot on Canol Drive that is zoned for Mobile Homes in the current zoning by-law and as R2 in the new Zoning by-law. A cooperative could arguably be called a multi-unit and would therefore fall into either of those.
 2. If council approves the re-surveying of Lot 518, a portion in the northeast corner of 518 along Canol Drive could be carved out to accommodate the cooperative.
- TPC recommends a green barrier is required surrounding the cooperative to keep it separate from regular housing.

7. OLD BUSINESS

a) Review of the Zoning By-Law No. 13-02 – All changes are noted as follows:

- Page 25 Section 3 (b) – Remove – TPC agrees that with our climate and reliance on the barge or ice road, it is unfair to include this stipulation, as the discontinuation is often not the fault of the developer.
- Page 28 Section 4.11 (1) – Remove “or at any time the development has been discontinued for a period of 6 months” – See previous bullet
- Form “I” Application for Municipal Land, Condition #4 – Change to: In the event that a land application is not approved, **100%** of the Land Application fee will be refunded.

****This only applies when the application is denied by the Town. The deposit is otherwise non-refundable.***

- Municipal land extension application fee - \$500 per lot for 30 day extension
****This will be in the Land Administration By-Law, not the Zoning By-Law.***

b) Review of the Community Plan By-Law 13-01 – All changes are noted as follows:

- Page 19, Section 4.3 – “Integrated Community Sustainability Plan” – The word “Community” is missing.

7 a) & b) Motion: No. 14-03
 Moved by: Member: Dee Opperman
 Seconded by: Member: Brian Lickoch

‘Be it resolved that the Town Planning Committee of the Town of Norman Wells have completed an initial review of the Community Plan By-Law No. 13-01 and the Zoning By-law No. 13-02. The Town Planning Committee hereby recommends to the Council of the Town of Norman Wells to approve the changes to these By-laws as recorded in the Town Planning Committee Minutes of Meetings held March 10, 2014 as presented ’

Motion Carried

6. OPEN FORUM - none

7. ADJOURNMENT:

 Motion: No. 14-04
 Moved by: Member: Dee Opperman

‘Be it resolved that we hereby adjourn, the time being 8:05 p.m.’

Motion Carried

Date Approved: _____

Chairman: _____

Development Officer