



WEST HANTS REGIONAL MUNICIPALITY

Public Hearing Minutes – Mobile Homes in Three Mile Plains (opening)

April 27, 2021 6:00 pm

Also held via Zoom and Facebook Livestreamed

1. Call to Order

The Public Hearing was called to order at 7:04 pm.

Council Present:

Abraham Zebian, Mayor

Rupert Jannasch, Councillor, District 1

Scott McLean, Councillor, District 2

Mark McLean, Councillor, District 3

Jeff Hartt, Councillor, District 4

Debbie Francis, District 5

Paul Morton, Deputy Mayor, District 8

Bob Morton, Councillor, District 6

Ed Sherman, Councillor, District 7

Richard Murphy, Councillor, District 9

Laurie Murley, Councillor, District 10

Jim Ivey, Councillor, District 11

Staff and Guests Present:

Mark Phillips, Chief Administrative Officer

Todd Richard, Dir. Public Works

Kathy Kehoe, Dir. Community Development

Sara Poirier, Planner

Madelyn LeMay, Dir. Planning & Development

Rhonda Brown, Municipal Clerk

Carlee Rochon, Dir. Financial Services

Saira Shah, Planner

Members of the public watched the meeting using Facebook Live.

2. Introduction

Mayor Zebian advised that Public Hearings for amendments to planning documents and development agreements are required by Part 8 of the *Municipal Government Act*. This virtual public hearing is hosted by Council and following the presentation the meeting will adjourn until 6:00 pm on May 25, 2021. Members of the public may submit comments or questions to Planner Poirier until May 21, 2021.

Councillors were reminded that to vote on the amendment they must have been present at both parts of the Public Hearing tonight and on May 25th when Council will consider the amendment and may ask questions.

3. Presentation by Planner

Planner Poirier reviewed the presentation (attached) to amend the West Hants Land Use By-law to add “mobile homes in the Three Mile Plains Growth Centre” to the list of permitted uses in the Two Unit Residential (R-2) zone.

Mayor Zebian declared the Public Hearing adjourned until May 25, 2021.

The Public Hearing ended at 7:13 pm.

Abraham Zebian, Mayor

Rhonda Brown, Municipal Clerk

The logo consists of the letters 'WWH' in a bold, sans-serif font. The first 'W' is dark blue, the second 'W' is a lighter blue, and the 'H' is dark blue. The background features abstract geometric shapes in various shades of blue and green on the left and right sides.

WWH

WINDSOR / WEST HANTS

TOGETHER



234 Mountain Road, Three Mile Plains
Land Use By-law Text Amendment
Public Hearing
April 27, 2021



Application

- ▶ A completed application was received on December 24, 2020 from Jack and Aletha Lantz to consider permitting a mobile home on the lot at 234 Mountain Road, Three Mile Plains
- ▶ The owner purchased the vacant lot in October 2019
- ▶ A mobile home was placed on the lot in November 2020 without first receiving development and occupancy permits



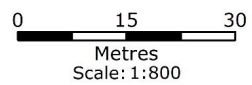
Application Cont.

- ▶ The Two Unit Residential (R-2) zone in the West Hants Land Use By-law only permits single and two-unit dwellings, mini homes, accessory apartments and existing manufactured homes
- ▶ Therefore, the Development Officer could not issue a permit for the mobile home that was placed on site

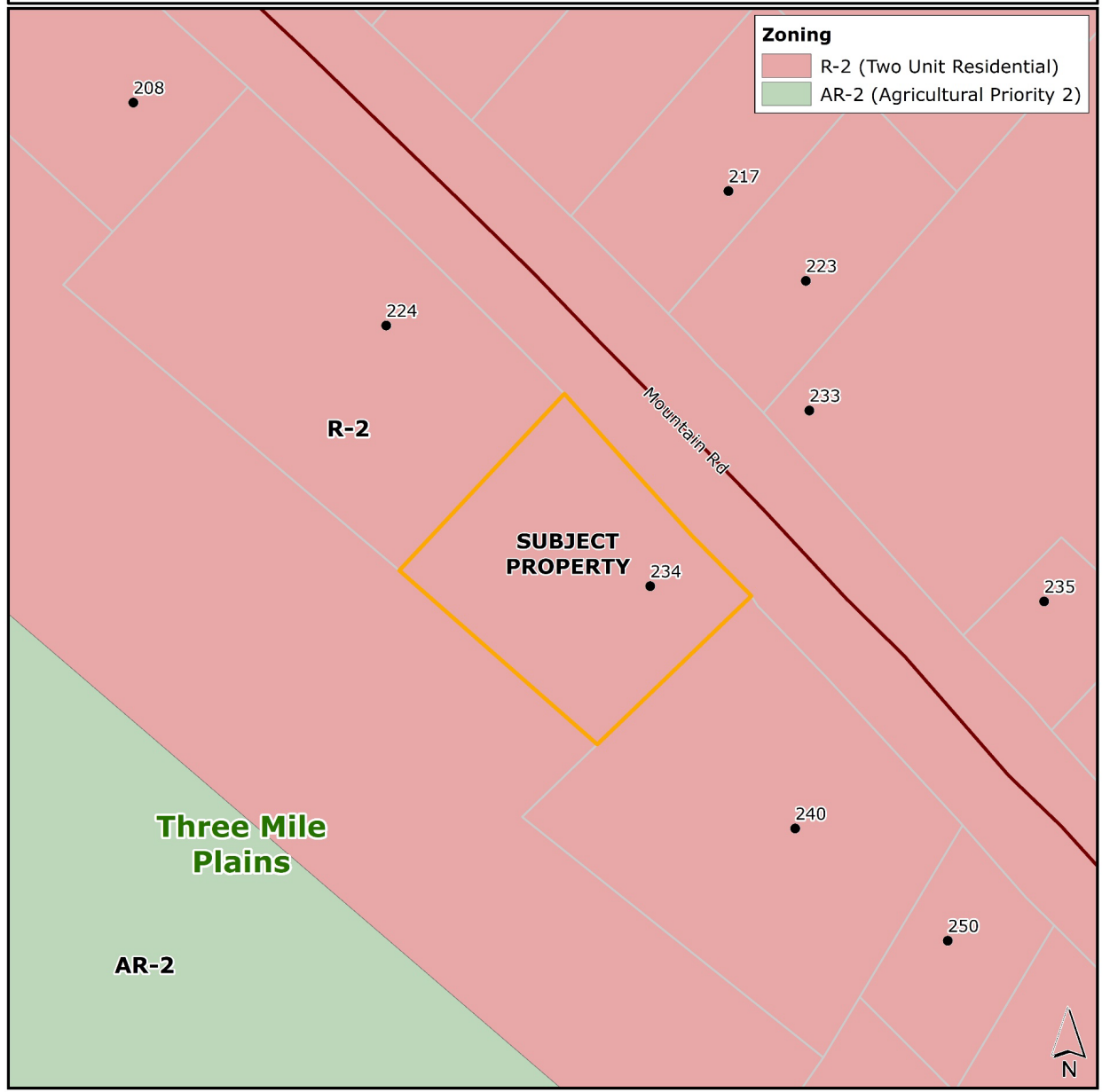


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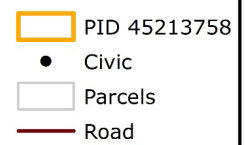
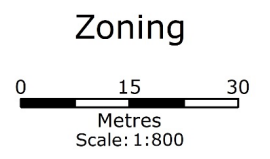
Orthophoto



- PID 45213758
- Civic
- Parcels
- Road



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Definitions

▶ Mobile Home

- ▶ *means a manufactured home incorporating a bow-truss roof and designed for transportation on its own frame;*



Mobile home placed on site at 234 Mountain Rd., TMP

Definitions Cont.

▶ Mini Home

▶ *means a manufactured home incorporating a pitched roof;*



Definitions Cont.

▶ Manufactured Home

- ▶ *means a dwelling unit manufactured in a factory and designed for transportation after fabrication, whether on its own wheels or a trailer, which arrives at the site where it is to be occupied as a dwelling complete and ready for occupancy (except for minor unpacking and assembling operations to place the building on an acceptable foundation), and having a width of not more than 6 m (20 ft), but does not include a travel trailer or recreational vehicle. **Manufactured home includes a mobile home and a mini home**, but does not include a modular or sectional home transported in two or more sections and assembled on site;*

West Hants MPS

Housing

- ▶ As this is a general text amendment application, staff reviewed the WHMPS for guidance and direction
- ▶ **Policy 4.11.1** outlines that Council will “encourage the provision of housing adequate to meet the needs of all citizens of West Hants. Affordable housing, special-needs housing and rental accommodation shall be encouraged to develop in a manner that is sensitive to the needs of the community and those being served”
- ▶ **Policy 4.11.2** states that Council shall “provide for the development of a range of housing types in West Hants”

West Hants MPS

Manufactured Home Parks

- ▶ Section 4.15 describes the policies for the creation of manufactured home parks where “residents may own, lease or rent their homes, but do not own the land”
- ▶ **Policy 4.15.1** specifies that a Manufactured Home Park (MHP) Zone will be created and applied to existing manufactured home parks
- ▶ **Policy 4.15.2** specifies that new manufactured home parks will be considered by development agreement only in the Growth Centres (corresponds to Policy 5.3.9 and 5.4.6 in the Growth Centre policies)

West Hants MPS

Falmouth

- ▶ Section 5.4 discusses the residential policies for the Falmouth Growth Centre
- ▶ **Policy 5.4.7** specifically states that “It shall be the policy of Council to prohibit the development of mobile homes on separate lots which are not part of a manufactured home park in the Falmouth Growth Centre.”
- ▶ Staff are not recommending any changes that would permit mobile homes on individual lots in the Falmouth Growth Centre

West Hants MPS

Brooklyn

- ▶ Section 6.2 discusses the residential policies for the community of Brooklyn, currently referred to as a Village in the planning documents
- ▶ **Policy 6.2.2** specifically states that “It shall be the policy of Council to apply Two Unit Residential (R-2) zoning to the majority of residential land outside the Village Core area of Brooklyn. Within the Village designation, the R-2 zone will permit one and two unit dwellings and mini homes; however, mobile homes will not be permitted.”
- ▶ Staff are not recommending any changes that would permit mobile homes on individual lots in the community of Brooklyn

West Hants MPS

Three Mile Plains

- ▶ Section 5.3 discusses residential policies for the Three Mile Plains Growth Centre
- ▶ The background statement for the residential policies in the Three Mile Plains Growth Centre states “The majority of residential land in the Three Mile Plains Growth Centre will be zoned Two Unit Residential (R-2) which permits one and two unit dwellings and mini homes. Mobile homes will not be permitted except in manufactured home parks which will be considered by development agreement”

West Hants MPS

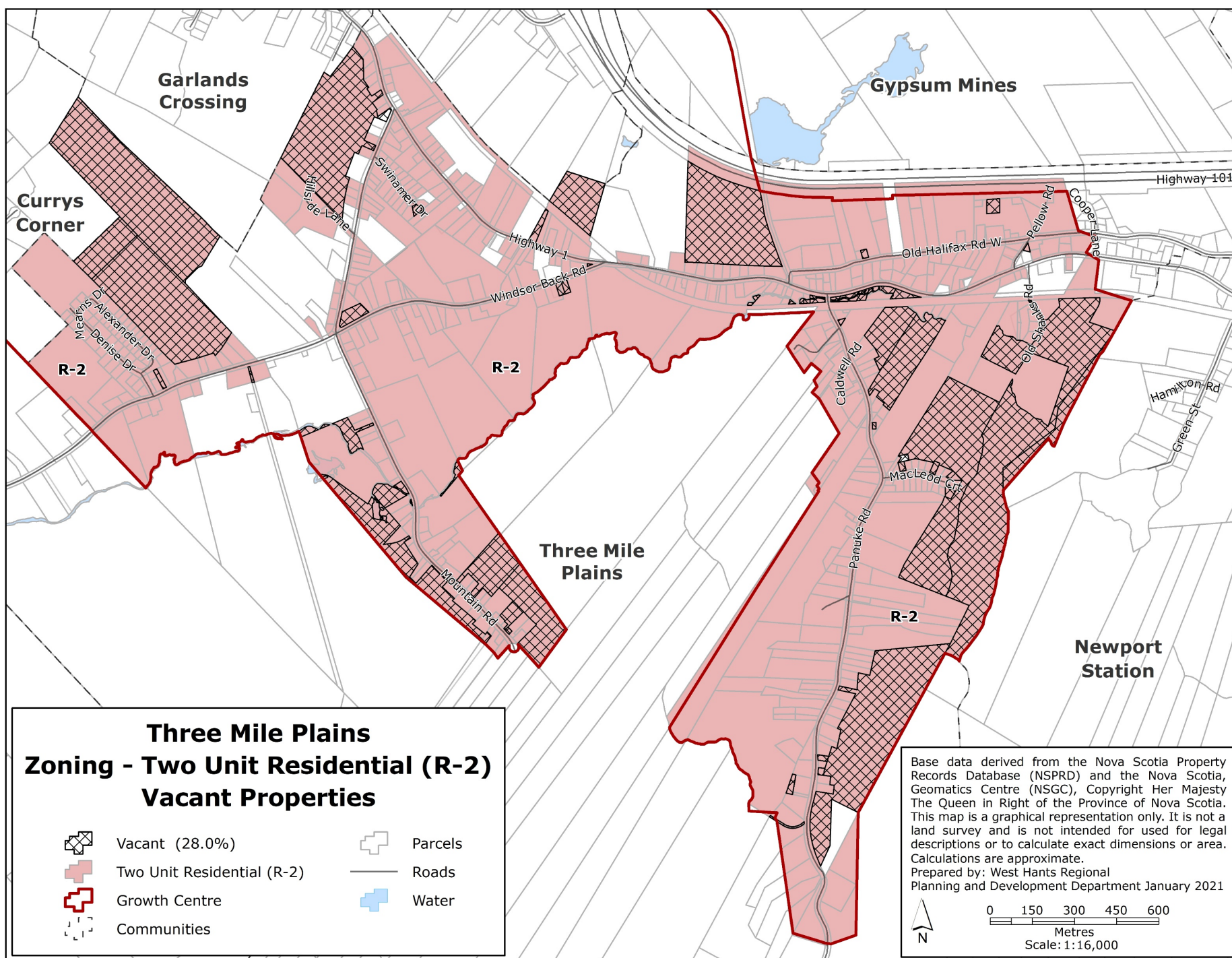
Three Mile Plains Cont.

- ▶ However, unlike the sections of the WHMPS for Falmouth and Brooklyn, there is no policy that corresponds with this background statement to prohibit stand alone mobile homes in Three Mile Plains
- ▶ Therefore, staff are requesting Council consider the request to add “Mobile homes in the Three Mile Plains Growth Centre” to the list of permitted uses in the Two Unit Residential (R-2) Zone








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Two Unit Residential (R-2) Zone

- ▶ Staff investigated where else in West Hants the Two Unit Residential (R-2) zone is permitted
- ▶ If approved this amendment would allow any vacant lot zoned Two Unit Residential (R-2) in the Three Mile Plains Growth Centre to have a mobile home placed on site
- ▶ This amendment would be consistent with the policies described earlier



**Three Mile Plains
Zoning - Two Unit Residential (R-2)
Vacant Properties**

- | | | | |
|---|----------------------------|---|---------|
|  | Vacant (28.0%) |  | Parcels |
|  | Two Unit Residential (R-2) |  | Roads |
|  | Growth Centre |  | Water |
|  | Communities | | |

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 Prepared by: West Hants Regional Planning and Development Department January 2021

0 150 300 450 600
 Metres
 Scale: 1:16,000

Text Amendment

- ▶ To permit the requested use, an amendment to the text of the West Hants Land Use By-law would be required
- ▶ The proposed amendment is to add “Mobile homes in the Three Mile Plains Growth Centre” to the list of permitted uses in the Two Unit Residential (R-2) zone



Two Unit Residential (R-2) Zone

Permitted Uses

9.1 The following uses shall be permitted in the Two Unit Residential (R-2) zone:

- Two-unit dwellings
- Mini homes
- Uses permitted in the R-1 zone subject to the R-1 zone requirements
- Mobile homes in the Three Mile Plains Growth Centre

Two Unit Residential (R-2) Zone Cont.

Permitted Uses

9.2 In the R-2 zone, no development permit shall be issued except in conformity with the following:

		Mobile homes and Mini homes		Two-unit dwellings	
		with municipal services	with on-site services	with municipal services	with on-site services
Minimum lot area		6,000 ft ² (557.40 m ²); 7,000 ft ² (650.30 m ²) for corner lots	29,000 ft ² (2,694.10 m ²)	3,500 ft ² (325.15 m ²)/unit	29,000 ft ² (2,694.10 m ²)/unit
Minimum lot frontage		50 ft (15.24 m)	100 ft (30.48 m)	30 ft (9.14 m) / unit	100 ft (30.48 m) / unit
Minimum front yard		15 ft (7.62 m)			
Minimum rear yard		25 ft (7.62 m)			
Minimum side yard	one side	6 ft (1.83 m)			
	other side	6 ft (3.05 m)			
Max. height of main building		35 ft (10.67 m)			

Policy

- ▶ There is no specific policy to amend the list of permitted uses in the Two Unit Residential (R-2) Zone; however, Council may consider amending its documents as it deems necessary
- ▶ **Policy 16.3.1** states general criteria for any West Hants Land Use By-law amendment

General Criteria for Amendment

- ▶ **Policy 16.3.1** states general criteria for any amendments considered in West Hants
- ▶ In summary:
 - ✓ the proposal is not premature or inappropriate for the area;
 - ✓ no municipal costs related to the proposal are anticipated;
 - ✓ the Fire Chief, Development Officer, Manager of Building and Fire Inspection Services, Director of Public Works, Manager of Public Works Operations, and Area Manager for the Department of Transportation and Infrastructure Renewal have no concerns

Process

Notice was placed in the local paper and website/Facebook



Comment Submission

- ▶ Comments and questions can be submitted by the public until **May 21**
- ▶ All correspondence should be sent to:
Sara Poirier, Planner

Phone	902-798-8391 ext. 117
Email	spoirier@westhants.ca
Mail	76 Morison Drive, PO Box 3000 Windsor NS B0N 2T0
Drop box	Regional office at 76 Morison Drive



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