

**Public Information Meeting Notes  
February 18, 2021  
File 20-28 A**

**234 Mountain Road, Three Mile Plains; Land Use By-law Text Amendment,  
Mobile Homes in the Three Mile Plains Growth Centre**

<b>Meeting date and time</b>	A virtual Public Information Meeting was held on February 18, 2021 beginning at 6:00 p.m. The meeting was live broadcast on the Municipal Facebook page.
<b>Attending</b>	<p>In attendance:</p> <p>One (1) Councillor:</p> <ul style="list-style-type: none"> <li>• Councillor Francis</li> </ul> <p>Three (3) members of staff:</p> <ul style="list-style-type: none"> <li>• Director LeMay</li> <li>• Planner Shah</li> <li>• Planner Poirier</li> </ul> <p>Doug Symonds (Resident)</p> <p>As this meeting was held virtually other members of the public viewed the meeting on Facebook.</p>
<b>Applicant Overview</b>	Planner Poirier outlined the request from Mr. Jack Lantz and Ms. Aletha Lantz to permit mobile homes in the Two Unit Residential (R-2) zone of the Three Mile Plains Growth Centre which would allow the applicants to apply for development and occupancy permits for the mobile home they have placed on their property at 234 Mountain Road, Three Mile Plains.
<b>Comments</b>	<p>Comments from the public could be submitted to Planner Poirier by mail, e-mail and telephone.</p> <p>Twelve (12) residents provided written comments. Emails and letters are attached. Staff responses are included in purple.</p> <p>Five (5) Facebook comments and three (3) verbal comments were received from the public. All five (5) Facebook comments were in favour of the application. Two (2) of the verbal comments received were in favour of the application; one (1) was against the application citing that this amendment would not be in the best interest for the community.</p> <p>Questions from the public included:</p>

	<ul style="list-style-type: none"> <li>• What are they using for sewer and water? If the amendment is approved and mobile homes are permitted in Three Mile Plains Growth Centre, the property owner would apply to be connected to municipal water and sewer, unless they already have an approved on-site system.</li>   <li>• Are they paying any taxes to West Hants? If this change were to be made, how would these mobile homes be taxed? Every property owner in West Hants pays property taxes to the Municipality based on the assessed value of the property. If the amendment is approved, and a resident of the Three Mile Plains Growth Centre places a mobile home on-site, Property Valuation Services Corporation (PVSC) would assess the property value based on the residential use (e.g., going from a vacant lot to placing a mobile home on-site) and they would be taxed according to that assessment.</li>   <li>• I was just wondering if the comments regarding the proposed changes in Three Mile Plains can come from anyone or just residents of the area? Any resident in West Hants Regional Municipality is welcome to comment on the proposed amendment in Three Mile Plains.</li>   <li>• Are you able to explain what this amendment means? Would people who currently own property in Three Mile Plains be putting mobile homes on their land and renting them out? The Two Unit Residential (R-2) zone in West Hants (excluding Hantsport and Windsor) currently permits single unit dwellings, two-unit dwellings, mini homes, accessory apartments and existing manufactured homes (which includes existing mobile homes and mini homes). The proposal being considered for Three Mile Plains 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. If the amendment is approved it would permit anyone with a vacant lot in Three Mile Plains that is zoned Two Unit Residential (R-2) to place a mobile home on site. This would not allow anyone with an existing dwelling on a lot</li> </ul>
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zoned Two Unit Residential (R-2) in Three Mile Plains to put a mobile home on site unless the lot is large enough to be subdivided; this is based on other policies that we have regarding one main building on the lot in residential zones.

- I am also curious as to the reasoning to not allow mobile homes. Is it an aesthetics issue? There is currently no reason given in the text of the West Hants Municipal Planning Strategy as to why mobile homes were not permitted in the Two Unit Residential (R-2) zone but mini homes were, other than Council wanting to consider mobile homes in mobile home parks in the Growth Centers (Falmouth and Three Mile Plains) by development agreement.
- There was a mobile on the property for 30+ years, wouldn't this fall under the grandfather clause?  
The property was purchased as a vacant lot by the property owner in 2019. They have confirmed that the lot was vacant for at least the last 6-8 years. The Land Use By-law currently permits "mini homes" and "existing manufactured homes" which includes existing mini homes and existing mobile homes in the Two Unit Residential (R-2) Zone. This means that new mini homes are permitted to be placed on site but new mobile homes are not. As this mobile home was newly placed on the Mountain Road property in 2020 it would not be permitted as per the current planning documents. This is the reason the property owner has applied to amend the current planning documents to have Council consider adding "Mobile homes in the Three Mile Plains Growth Centre" to the list of permitted uses in the Two Unit Residential (R-2) Zone.

Discussion points included:

- Housing affordability and accessibility
- Aesthetics
- Current background statements for the Three Mile Plains Growth Centre stating mobile homes should be considered by development agreement in a manufactured home park

	<ul style="list-style-type: none"><li>• Property values</li><li>• Municipal Services</li><li>• Taxes</li></ul>
<b>Adjournment</b>	The presentation portion of the Public Information Meeting ended at 6:08 p.m.; comments could be submitted by mail, e-mail, telephone, or be dropped-off to the Municipal Office to Planner Poirier between February 18 and March 10, 2021.

## **Public Email Responses Submitted for the Application PIM**

**From Doug Symonds - February 14 and February 19, 2021**

Dear Sara Poirier:

I saw this on the WWH website: "We would like your input on a proposed West Hants Land Use By-law text amendment to consider adding "Mobile homes in the Three Mile Plains Growth Centre" to the list of permitted uses in the Two Unit Residential (R-2) zone"

Could you please direct me to the text of this proposed amendment?

It is unclear to me how mobile homes would fit into the R-2 zoning.

If the proposed change means that someone can buy a lot in the Three Mile Plains R-2 zone and put a "mobile" home on it, I am totally opposed.

I do not belong to Facebook. Can I still participate in the Virtual Public Hearing - 6:00pm Tues, Feb 23, 2021?

Thank you.

Doug Symonds, Three Mile Plains

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Hi Sara:

I just finished watching the "PIM – Mobile Homes in Three Mile Plains" presentation via Zoom.

As I understand from the presentation, the owner(s) of the property at 234 Mountain Road put a mobile home on their property without the required permits (in violation of the R-2 zoning bylaw).

I am against having mobile homes added to the R-2 zoning for the Three Mile Plains growth centre as I think that they could potentially devalue existing properties. I think that prospective property purchasers in the Three Mile Plains area (or any other area) would be put off by the presence of bow-truss roofed trailers with tow hitches, ready to be moved at a moment's notice. It would definitely affect the "curb appeal" of the area. There are many vacant lots scattered along the main streets in the area, and if these lots were occupied by an influx of cheap trailers, it could have a significant negative impact on property values.

The owners at 234 Mountain Road should be required to move the illegal mobile home off the property. Also, what are they using for sewer and water? Are they paying any taxes to West Hants?

If this change were to be made, how would these mobile homes be taxed?

I'm not trying to be an elitist by any means, but I bought my house under the terms of the existing R-2 zoning, which is quite reasonable. A change like this to the zoning could have many negative effects.

Thank you for the work that you are doing.

Yours truly,

Doug Symonds, Three Mile Plains

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Hi Sara:

The West Hants Municipal Planning Strategy, Section 5.3 (last revised December 25, 2018) specifically prohibits mobile homes, except as noted in the Section.

"5.3 Three Mile Plains Growth Centre – Residential Policies

A range of housing types and densities is considered appropriate for the Three Mile Plains Growth Centre. To allow for this, three residential zones will be applied: Single Unit Residential; Two Unit Residential; and Multiple Residential. 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. As in the previous planning documents, only the Hillcrest Drive and Kendall Lane areas will be zoned solely for single detached dwellings. New multiple residential development will be considered through rezoning."

I would suggest that Municipal Planning Strategy, as approved by the Minister of Service Nova Scotia & Municipal Relations, is a good plan and should be followed.

Thanks,

Doug Symonds, Three Mile Plains

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**From Cody Lantz - February 22 and March 4, 2021**

Hello I hope you are having a great day so far. I was emailing to say that I am ok with Aletha lantz living in that trailer on mountain road. Thanks

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Hello Cody,

I just wanted to clarify your comment on the application for 234 Mountain Road, Three Mile Plains. The amendment would be 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. Are you okay with the potential for any property owner with a vacant property zoned Two Unit Residential in the Three Mile Plains Growth Centre putting a mobile home on site?

Thanks again for your comments.

All the best,

Sara

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Yes, that would be fine.

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**From Jenn Upshaw - February 22, 2021**

Good morning Sara,

I was just wondering if the comments regarding the proposed changes in Three Mile Plains can come from anyone or just residents of the area? I live in the growth area and I am for the proposed change. I am also working with a few groups looking to see what we can do to help with the housing situation right now. I am sure many of those people would support the proposed change as well but I do not want to ask them to comment if it will not count.

Thanks

Jenn Upshaw, Three Mile Plains

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**From Kayla Todd - February 22, 2021**

Hi Sara,

I've been talking with Jennifer Upshaw and she mentioned an amendment currently taking place for Three Mile Plains regarding mobile homes. I'm wondering if you're able to explain what this means? Would people who currently own property in Three Mile Plains be putting mobile homes on their land and renting them out? I just want to be sure I understand as best I can. Also if people are for or against this do they send their emails directly to you?

Any and all information would be greatly appreciated.

Thanks and kind regards,

Kayla

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Hi Kayla,

Thank you for your email. The Two Unit Residential (R-2) zone in West Hants (excluding Hantsport and Windsor) currently permits single unit dwellings, two-unit dwellings, mini homes, accessory apartments and existing manufactured homes (which includes existing mobile homes and mini homes). The proposal being considered for Three Mile Plains 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. If the amendment is approved it would permit anyone with a vacant lot in Three Mile Plains that is zoned Two Unit Residential (R-2) to place a mobile home on site. This would not allow anyone with an existing dwelling on a lot zoned Two Unit Residential (R-2) in Three Mile Plains to put a mobile home on site unless the lot is large enough to be subdivided; this is based on other policies that we have regarding one main building on the lot in residential zones.

Yes, individuals can reach out to me either via email or phone until March 10. I will include all the comments I receive regarding this application in the Public Information Meeting notes for the Planning Advisory Committee meeting on March 11, 2021. I would ask that individuals include their name and street or community within the municipality at the end of the email or even over the phone. This provides Council a context for the comment. Prior to COVID-19, when the meetings were in person, we would be asking the individual to state their name and community before or after their comment/question.

Please let me know if you have any further questions.

All the best,  
Sara

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**From Rob Kehoe - February 22, 2021**

To whom it may concern,

I am in favor of the mobile home in TMP. I am also curious as to the reasoning to not allow mobile homes. Is it an aesthetics issue? Because I think a 74 year old woman not being able to live there because some people don't like the looks of mobile homes is absolutely ridiculous.

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Hello Rob,

Thank you for your email. I will ensure your comments are included in the Public Information Meeting notes for the Planning Advisory Committee meeting on March 11, 2021.

There is currently no reason given in the text of the West Hants Municipal Planning Strategy as to why mobile homes were not permitted in the Two Unit Residential (R-2) zone but mini homes were, other than Council wanting to consider mobile homes in mobile home parks in the Growth Centers (Falmouth and Three Mile Plains) by development agreement.

All the best,

Sara

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**From Shawn Johnson - February 22, 2021**

Hello,

I want to write in response to the information session the other evening.

The mobile home amendment in Three Mile plains.

I am voicing my concern and do not agree with the change for the following:

- 1) Stress on municipal services
- 2) Potential for trailer parks which I do not support. We have that already at the crossing.

3) Making the change for that would not benefit the community and by-laws do not need to be changed.

For the property highlighted you should just have a development agreement. Not a full zoning change. Site specific going further if need be.

Does not need to be a zoning change for 1 property. Moving forward these issues should be case by case respecting the current outlines already in place.

Thank you

Shawn Johnson, Three Mile Plains

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**From Brenda Church - February 23 and March 3, 2021**

Hello,

I am more than fine with Aletha Lantz living in a trailer on Mountain Road.

Thank you for your time and attention to this matter,

Brenda Church

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Hello Brenda,

I just wanted to clarify your comment on the application for 234 Mountain Road, Three Mile Plains. The amendment would be 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. Are you okay with the potential for any property owner with a vacant property zoned Two Unit Residential in the Three Mile Plains Growth Centre putting a mobile home on site?

Thanks again for your comments.

All the best,

Sara

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Yes, that would be fine.

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**From Rose Hawboldt - February 24, March 4 and 8, 2021**

I am for this, there is no reason it can't be on the property.

Thank you  
Rose Hawboldt

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Hello Rose,

I just wanted to clarify your comment on the application for 234 Mountain Road, Three Mile Plains. The amendment would be 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. Are you okay with the potential for any property owner with a vacant property zoned Two Unit Residential in the Three Mile Plains Growth Centre putting a mobile home on site?

Thanks again for your comments.

All the best,

Sara

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Absolutely I am you okay with the potential for any property owner with a vacant property zoned Two Unit Residential in the Three Mile Plains Growth Centre putting a mobile home on site.

Thank you

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Also there was a mobile on the property for 30+ years. wouldn't this fall under the grandfathers clause?

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Hi Rose,

The property was purchased as a vacant lot by the property owner in 2019. They have confirmed that the lot was vacant for at least the last 6-8 years. The Land Use

By-law currently permits "mini homes" and "existing manufactured homes" which includes existing mini homes and existing mobile homes in the Two Unit Residential (R-2) Zone. This means that new mini homes are permitted to be placed on site but new mobile homes are not. As this mobile home was newly placed on the Mountain Road property in 2020 it would not be permitted as per the current planning documents. This is the reason the property owner has applied to amend the current planning documents to have Council consider adding "Mobile homes in the Three Mile Plains Growth Centre" to the list of permitted uses in the Two Unit Residential (R-2) Zone.

Please let me know if you have any additional questions.

All the best,

Sara

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**From Emilie Smith – March 9, 2021**

West Hants Regional Municipality  
76 Morison Drive  
PO Box 3000  
Windsor, NS B0N 2T0

To Whom It May Concern;

I am writing to express support of the proposed amendment to the Three Mile Plains growth centre to allow mobile homes as private dwellings. I am a social worker who lives and works in West Hants. Affordable housing has been an ongoing issue faced by families I have worked with throughout my career. Over the past several years this issue has been growing and I have experienced families needing to leave this community because they are unable to find any housing, regardless of affordability. Permitting mobile homes allows for further housing options which are significantly more affordable than new home construction and also timelier in their installation. It is a human right to have shelter. Prohibiting dwellings that are affordable is nothing short of discrimination. In an article written about social inequality regarding mobile home residents, Katherine MacTavish (2007) discusses development in rural areas and that wealth, rather than reputation is becoming measures of character and deciding who does, and thus, who does not, belong. Growth is tightening rural housing markets, particularly in areas that are within a commutable distance to urban centres. Housing ownership is challenging and right now we know that we are in a seller's market. Home prices are at an all-time high.

Rental properties are basically at a zero vacancy rate and rent prices have surpassed affordability for so many people. Those of us who are fortunate enough to be adequately housed should not be afforded the luxury to make things more difficult for those who are not.

Sincerely,

Emilie Smith MSW, RSW

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**From Jennifer McCulloch – March 9, 2021**

To Whom It May Concern;

I am writing to express support of the proposed amendment to the Three Mile Plains growth centre to allow the use of mobile homes as private dwellings. I live in the Three Mile Plains Growth Centre and work in West Hants. I work for Department of Community Services and affordable housing is an ongoing issue faced by the many families I work with. Throughout my career, spanning several years, the issue of attaining affordable housing has been increasing at an alarming rate and I have first hand experience of families needing to leave this community because they are unable to find any housing, regardless of affordability. When I was younger buying land and placing a mobile home on it to reside in was very common. Families would do this and then save to be able to build a home. This is an important step in homeownership, due to the skyrocketing prices of houses it may be the only way some families will be able to own a home.

Since December of 2019 I have been a member of a housing coalition formed by concerned service providers in Hants County due to the ongoing concerns being recognized in our community through the groups various service roles. The West Hants Housing Coalition is a group of professional community partners who recognize there is a direct need for increased opportunities for individuals in the area to have opportunities to access safe and affordable homes.

Permitting mobile homes to be used, allows for a larger expansion of housing options in the area which can be more affordable than new home construction and be placed for occupancy quickly and efficiently.

It is a basic human right to have shelter. Prohibiting dwellings that are possibly more affordable is nothing short of discrimination to the cohort of society in which would greatly benefit from the amendment to allow mobile homes as private dwellings for the area of Three Mile Plains in the county of West Hants. In an article written about social inequality regarding home residents, Katherine MacTavish (2007) discusses development in rural areas and that wealth, rather than reputation is becoming measures of character and deciding who does, and

thus, who does not, belong. Growth is tightening rural housing markets, again particularly in areas that are within a commutable distance to urban centres. Housing ownership is challenging and right now we know that we are in a seller's market. Home prices are at an all-time high. Rental properties are basically at a zero vacancy rate and rent prices have surpassed affordability for so many people. Those of us who are fortunate enough to be adequately housed should not be afforded the luxury to make things more difficult for those who are not.

Jennifer McCulloch,

Income Assistance and Employment Support Services Caseworker

DCS Windsor

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**From Kelly McGregor – March 9, 2021**

To Whom It May Concern;

I am writing to express support of the proposed amendment to the Three Mile Plains growth centre to allow the use of mobile homes as private dwellings. I am a housing locator for the Annapolis Valley and West Hants is part of my catchment. Affordable housing is an ongoing issue faced by all of the clients I work with. .

Since 2020 I have been a member of concerned service providers in Hants County who of necessity, formed a housing coalition due to the ongoing concerns being recognized in our community through the groups various service roles. The West Hants Housing Coalition is a group of professional community partners who recognize there is a direct need for increased opportunities for individuals in the area to have opportunities to access safe and affordable homes.

Permitting mobile homes to be used, allows for a larger expansion of housing options in the area which can be more affordable than new home construction and be placed for occupancy quickly and efficiently.

It is a basic human right to have shelter. Prohibiting dwellings that are possibly more affordable is nothing short of discrimination to the cohort of society in which would greatly benefit from the amendment to allow mobile homes as private dwellings for the area of Three Mile Plains in the county of West Hants. In an article written about social inequality regarding home residents, Katherine MacTavish (2007) discusses development in rural areas and that wealth, rather than reputation is becoming measures of character and deciding who does, and thus, who does not, belong. Growth is tightening rural housing markets, again particularly in areas that are within a commutable distance to urban centres.

Housing ownership is challenging and right now we know that we are in a seller's market. Home prices are at an all-time high. Rental properties are basically at a zero vacancy rate and rent prices have surpassed affordability for so many people. Those of us who are fortunate enough to be adequately housed should not be afforded the luxury to make things more difficult for those who are not.

Regards,  
Kelly McGregor

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**From Kimm Kent – March 9, 2021**

Hi Sara,

I am writing in support of the land use by law amendment permitting mobile homes in Three Mile Plains Growth center. I am writing this as a citizen in West Hants and also in my professional capacity, witnessing the current housing crisis facing citizens of our community.

Thank you.

Peace,

Kimm Kent

Co-Founder / Manager / Facilitator

Peer Outreach Support Services & Education (POSSE) - MetroWorks



Family Resource Centre of West Hants  
61 Morison Drive  
P.O. Box 2847  
Windsor, NS  
B0N 2T0  
Email: [frcowh@gmail.com](mailto:frcowh@gmail.com)  
Phone: 902-798-5961

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March 9<sup>th</sup>, 2021.

West Hants Regional Municipality  
76 Morison Drive  
PO Box 3000  
Windsor NS B0N 2T0

To Whom It May Concern,

I am writing to express my support of the proposed amendment to the Three Mile Plains Growth Centre to allow the use of mobile homes to be added to the list of permitted uses in the Two Unit Residential (R-2) zone, permitting anyone with a vacant lot in Three Mile Plains that is zoned Two Unit Residential (R-2) to place a mobile home on site.

I am a Housing Support Worker who lives and works in West Hants. The lack of affordable housing in this area is an ongoing issue that majority of my clients are dealing with daily, which is why they need additional support from someone such as myself.

When I took on the role of Housing Support Worker, I also accepted the role of re-launching the West Hants Housing Coalition, a group of professional community partners formed in December 2019, who recognize that there is a need for safe, affordable housing to be more accessible in our area.

In an article published in the Chronicle Herald by Nicole Munro on March 4, 2021, Halifax MP Andy Filmore was interviewed regarding a parking lot in the north end of Halifax being converted into affordable housing units. Filmore speaks about how Halifax much like the rest of the province continues to grow and develop with

an increased population, and notes that affordable housing is struggling to keep up. “Here in Halifax as our city has grown, we’ve seen access to affordable housing struggle to keep pace with the population increase.” (Munro, 2021) He goes on to say, “The situation has become even more dire with the current pandemic. As we’ve sheltered in place to stop the spread of COVID-19, our homes have become a place of safety and refuge, but in a time of crisis the hardest hit are often the most vulnerable.” (Munro, 2021) Those of us that are fortunate enough to be housed, can do our part to help prevent the spread of the global pandemic known as COVID-19. But what about those who are struggling to find housing? Their safety and well-being is just as important.

Mobile homes are a more cost efficient and timelier way to offer housing opportunities to those who need it the most. In a blog post published by Remax Commercial the average cost to build a home in Halifax, Nova Scotia is between \$90-\$150 a square foot. (Remax Commercial, 2020) Given that a mobile home would contain significantly less square footage than a multi level house, the cost to develop these would be considerably less, thus making mobile homes available at a more affordable rate.

According to the results of Canada Mortgage and Housing Corporation’s Rental Market Survey conducted in October 2019, the Halifax CMA vacancy rate was 1% versus 1.6% in October 2018. (CMHC 2020) By increasing the number of affordable housing options in the West Hants Municipality, we can do our part to help increase the vacancy rate in our area and decrease the number of people suffering from or at risk of homelessness.

Sincerely,

Kayla Todd  
Housing Support Worker  
Family Resource Centre of West Hants

Munro, N. (2021, March 4). *57 Affordable Housing Units To Replace Parking Lot in North-end Halifax*. The Chronicle Herald

<https://www.thechronicleherald.ca/news/local/57-affordable-housing-units-to-replace-parking-lot-in-north-end-halifax-559772/>

Remax Commercial (2020, September 29<sup>th</sup>). *How Much Does It Cost To Build A Home in Ontario, Canada (2020)?* <https://blog.remax.ca/how-much-does-it-cost-to-build-a-house/>

Canada Mortgage and Housing Corporation (2020). *Rental Market Report – Halifax CMA* <https://assets.cmhc-schl.gc.ca/sites/cmhc/data-research/publications-reports/rental-market-reports/2019/rental-market-reports-halifax-64387-2020-a01-en.pdf?rev=2797a15c-e25b-48a6-b4d1-a26964484bbd>