



WEST HANTS REGIONAL MUNICIPALITY
Public Hearing Minutes – Mobile Homes in Three Mile Plains (conclusion)
May 25, 2021 - 6:00 p.m.
Held virtually via Zoom (also Facebook Livestreamed)

1. **Call to Order** – Mayor Zebian called the meeting to order at 6:00 p.m.

2. **Attendance**

Council:

Abraham Zebian, Mayor
Rupert Jannasch, Councillor Dist. 1
Scott McLean, Councillor Dist. 2
Mark McLean, Councillor Dist. 3
Jeff Hartt, Councillor Dist. 4

Paul Morton, Deputy Mayor, Dist. 8
Debbie Francis, Dist. 5
Bob Morton, Councillor Dist. 6
Ed Sherman, Councillor Dist. 7
Jim Ivey, Councillor Dist. 11

Staff & Guests:

Mark Phillips, CAO
Shelleena Thornton, Admin. Supervisor
Kathy Kehoe, Dir. Community
Development
Chris Markides, Brison Developments

Todd Richard, Dir. Public Works
Carlee Rochon, Dir. Financial Services
Madelyn LeMay, Dir. Planning &
Development
Sara Poirier, Planner

Regrets:

Laurie Murley, Councillor Dist. 10

3. **Public Hearings**

MOVED BY COUNCILLOR JANNASCH AND DEPUTY MAYOR P. MORTON TO MOVE INTO PUBLIC HEARINGS FOR TWO MATTERS AT 6:13PM. MOTION CARRIED.

a) **Mobile Homes in Three Mile Plains – Public Hearing (closing)** – (Started at 7:26pm). Public Hearings for amendments to the Land Use By-law are required by Part 8 of the Municipal Government Act. This virtual public hearing is hosted by Council.

The Public Hearing for this application began on April 27th and will resume tonight to allow the Planner to bring forward any comments received from the public.

When the Public Hearing is complete, the Council meeting will resume, and members of Council may then ask questions and make comments.

In order for Council to vote on this matter, Councillors must have been present at both parts of the hearing – April 27th and tonight.

Planner Poirier provided a presentation and Clerk Thornton read the submissions.

Planner Poirier outlined the process.

This public hearing concluded at 7:39 pm.

Mayor Zebian declared the public hearing closed at 7:45pm.

Mayor Abraham Zebian

Administrative Supervisor,
Shelleena Thornton

The logo consists of the letters 'W', 'W', and 'H' 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 second 'W' is partially overlapping the first 'W'.

WINDSOR / WEST HANTS

TOGETHER



234 Mountain Road, Three Mile Plains Land Use By-law Text Amendment

Public Hearing Conclusion

May 25, 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

Application Cont.

- ▶ 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

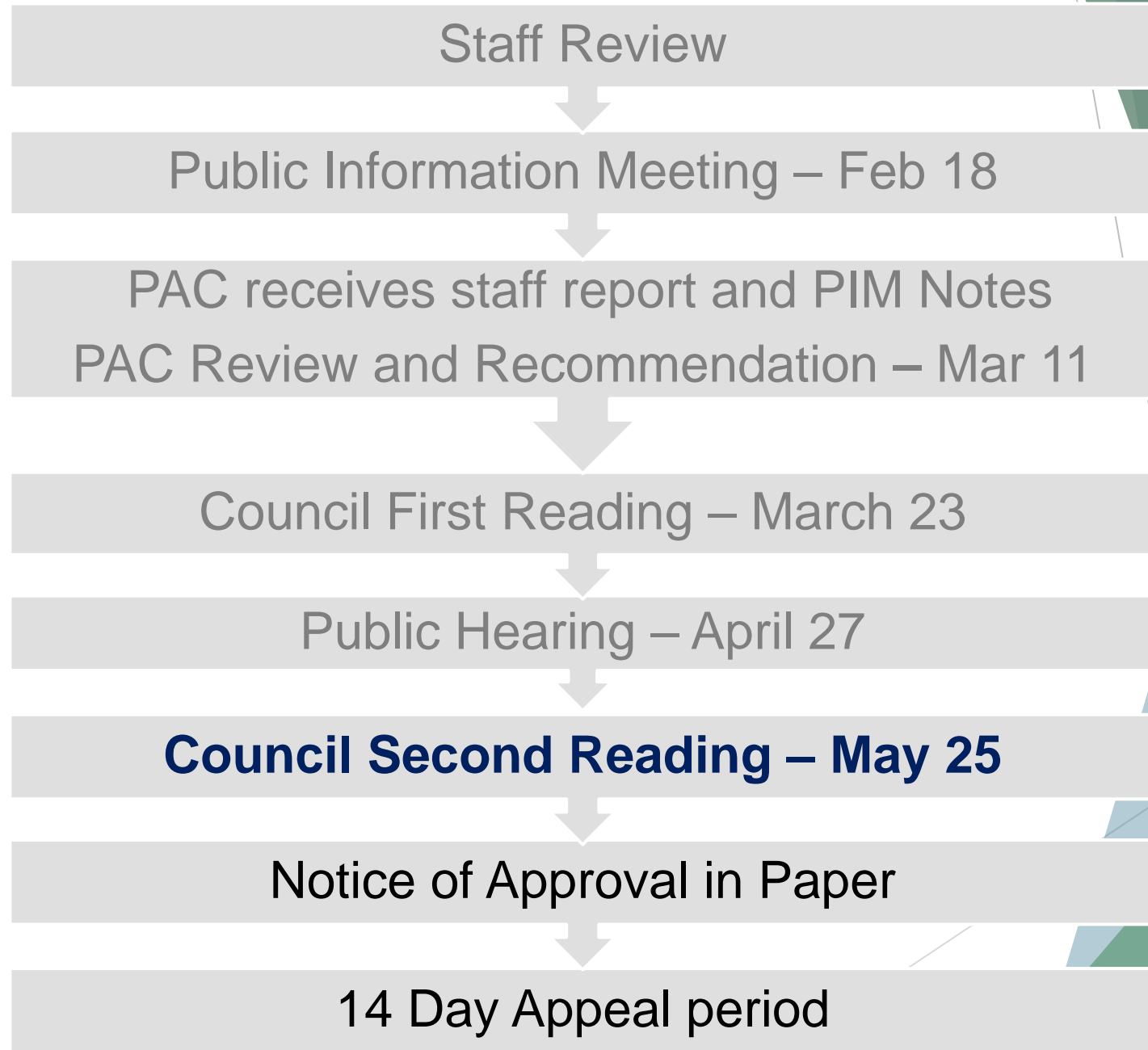
Comments

- ▶ Comments and questions on this application have been received from the public between April 27 and May 21
- ▶ Five (5) comments were received; 4 in favour; 1 opposed
- ▶ Submissions received as part of the Public Hearing process will be read into the record now by Clerk Thornton

Process

Notice was placed in the local paper and website/Facebook

All statutory requirements have been met



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. A vertical green bar is positioned between the two 'W's.

WWH

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Possible Motion

- ▶ ...that Council gives Second Reading to and approves amending the text of 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 in a manner substantively the same as the draft set out in Attachment A of the Planning and Heritage Advisory Committee report regarding File #20-28 dated March 11, 2021.

Public Hearing Submissions

Mobile Homes in Three Mile Plains / 234 Mountain Road, Three Mile Plains

Submission Period: April 27 to 4:30 p.m. on May 21, 2021

From: Kelly McGregor
Sent: Monday, May 3, 2021 9:23 AM
To: Sara Poirier <spoirier@westhants.ca>
Subject: Re: WHLUB Amendment: Mobile Homes in Three Mile Plains

Hello,

I would like to email in support of permitting mobile homes in Three Miles Plains. There is a housing crisis, mobile homes are a great affordable option.

Thank you,
Kelly

From: Kimm Kent
Sent: Monday, May 3, 2021 11:09 AM
To: Sara Poirier <spoirier@westhants.ca>
Subject: Permitting mobile homes in Three Mile Plain

Hi Sara,

I am writing in favour of permitting mobile Homes in Three Mile Plain. I believe any housing options we can make available to anyone, anywhere is necessary. We are currently in a housing crisis. Especially for affordable housing options. I support allowing mobile homes anywhere that is possible to have them. Housing is desperately needed, regardless if it's mobile or not. The alternative is homelessness. Removing barriers to homelessness is the only responsible and just decision our Regional Municipality can do.

Sincerely,
Kimm Kent

From: Doug Symonds
Sent: Tuesday, May 4, 2021 1:04 PM
To: Sara Poirier <spoirier@westhants.ca>
Subject: Public Hearing Input - Mobile Homes in Three Mile Plains Growth Area

To the West Hants Municipal Council:

May 4, 2021

I would like to restate that I am opposed to a bylaw change that would allow

mobile homes on R-2 zoned properties in the Three Mile Plains Growth Centre.

The current West Hants municipal planning strategy addresses the issue of mobile homes in the Three Mile Plains Growth Centre as follows:

"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".

Although there is no specific numbered Policy in the planning strategy forbidding mobile homes on Three Mile Plains Growth Centre R-2 zoned properties (as there is for Brooklyn & Falmouth), it seems clear from the preamble statement above that the intent was (or should have been) to treat all three Growth Centres the same with respect to this mobile home issue.

Why make a change to a bylaw which will affect the entire Three Mile Plains Growth Centre when there is only one property owner asking for permission?

If you want to make the argument that there is a shortage of housing in West Hants, why not make the bylaw change to cover all three Growth Centres?

If mobile homes are allowed in Three Mile Plains, it opens the door to landlords buying cheap R-2 zoned lots, installing used mobile homes purchased as cheaply as possible and renting the mobile homes out. There are many cheap used mobile homes on the market for as low as \$10,000.00 some of which can be viewed on the link below:

<https://property.trovit.ca/mobile-home-nova-scotia-province>

The potential for cheap mobile homes to create eyesores and lower adjacent property values should be considered.

The tax revenue to West Hants from a cheap mobile home could be significantly less than the tax revenue from other (permitted) types of dwellings.

Respectfully submitted,

Doug Symonds

From: Emilie Smith

Sent: Wednesday, May 19, 2021 10:19 AM

To: Sara Poirier <spoirier@westhants.ca>

Subject: Letter for the TMP growth area

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

MacTavish, Katherine. (2007). The Wrong Side of the Tracks: Social Inequality and Mobile Home Park Residence. Community Development. 38. 74-91. 10.1080/15575330709490186.

From: Kayla Todd
Sent: Friday, May 21, 2021 2:45 PM
To: Sara Poirier <spoirier@westhants.ca>
Subject: Support Letter for TMP Growth Centre Amendment



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

May 19th, 2021.

West Hants Regional Municipality
76 Morison Drive
PO Box 300
Windsor NS B0N 2T0

To Whom It May Concern,

I am writing to express my support to 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.

I am a Housing Support Worker who lives and works in West Hants. Nova Scotia is currently experiencing a housing crisis. The average vacancy rate in Halifax increased in 2020 for the first time in five years, but experts say it's more indicative of the effects of the pandemic than any long-term solutions to the city's housing crisis. The vacancy rate remains one of the lowest in the country. It's been steadily declining since 2015, hitting a record low of 1% in 2019. It jumped to 1.9% in 2020, according to the Canada Mortgage and Housing Corporation's 2020 report on rental markets. (CMHC 2021).

The ongoing housing crisis makes the jobs of Housing Support Workers and Housing Locators throughout the province exceedingly difficult. Our main priority is finding people housing that is safe, affordable, and sustainable, but the lack of affordable rentals available does not make this an easy task.

The current Real Estate market is also having an impact on the rental market. It is currently a seller's market. We are noticing homes that have been used as long-term rentals being put up for sale, because the opportunity to make a profit is too good to pass up. It is unclear

when the Real Estate market might stabilize, so landlords are jumping at the opportunity to make money quickly.

Kevin Nodoro, a senior analyst with the CMHC said, “The cost of building has gone up, the price of land has gone up, so what we really need is for more supply to come onto the market quickly enough and hopefully that’ll bring prices down.” These increases can be attributed to the current global pandemic Covid-19.

Part of my job as a Housing Support Worker is to try and increase the number of affordable rental units in the Windsor/West Hants area, but the increased building supply costs and land purchase costs present as a challenge. Therefore, we are exploring the option of mobile homes as a cost-effective way to increase housing options because they take less time to construct and require less materials than a multi-unit building complex. They don’t fall under the regular apartment building lifestyle, which might make mobile homes a more ideal option for families with children, so they can be less concerned with the amount of noise being made, which can offer neighbors cause for complaints. Mobile homes also offer the opportunity for outdoor space where their children can play, which is something you typically don’t get with apartment buildings.

Housing is a human right. Anything that can be done to increase the number of available rentals and decrease the amount of people experiencing homelessness in our area should be explored.

Sincerely,

Kayla Todd

Kayla Todd
Housing Support Worker
Family Resource Centre of West Hants

CBC News, January 28th, 2021

<https://www.cbc.ca/news/canada/nova-scotia/halifax-vacancy-rate-2020-1.5892086>