



PO Box 1749
Halifax, Nova Scotia
B3J 3A5, Canada

Item No. 7
Halifax Regional Council
August 3, 2010

TO: Mayor Kelly and Members of Halifax Regional Council

SUBMITTED BY: Original Signed

Paul Dunphy, Director of Community Development

DATE: July 9, 2010

SUBJECT: **Petition - Case 01278, Mountain View Mobile Home Park Application,
Lake Echo**

INFORMATION REPORT

ORIGIN

- Application by Mountain View Mobile Homes to amend the Planning Districts 8 and 9 Municipal Planning Strategy and Land Use By-law to permit a new mobile home community in Lake Echo (Case 01278).
 - On June 23, 2009 Regional Council passed a motion initiating consideration of Case 01278.
 - On June 9, 2010 Staff presented a staff report dated May 20, 2010 outlining options to address the proposed new mobile home park.
 - On June 22, 2010 (item 10.2.1) - a petition containing 944 signatures was resubmitted to Regional Council, from Marine Drive, Valley, and Canal Community Council (MDVCCC), in support of Case 01278.
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BACKGROUND / DISCUSSION

Within Planning Districts 8 and 9, new mobile home parks are not permitted under the local Municipal Planning Strategy (MPS) and Land Use By-law (LUB). Mountain View Mobile Home Park Limited has identified lands in Lake Echo for development of a new mobile home park. Therefore, Mountain View has requested to Regional Council that the District 8 and 9 MPS and LUB be amended to permit a new mobile home park within Lake Echo.

Staff have evaluated the application by Mountain View Mobile Home Parks Limited under Case 01278 and presented a report with options to Marine Drive, Valley and Canal Community Council (MDVCCC) on June 9, 2010. Currently, staff is preparing a supplementary report in response to Council's questions arising from the June 9th session. A copy of the petition will be attached to the supplementary report for consideration by both Regional and Community Councils.

BUDGET IMPLICATIONS

There are no budget implications.

FINANCIAL MANAGEMENT POLICIES/BUSINESS PLAN

This report complies with the Municipality's Multi-Year Financial Strategy, the approved Operating, Project and Reserve budgets, policies and procedures regarding withdrawals from the utilization of Project and Operating reserves, as well as any relevant legislation.

COMMUNITY ENGAGEMENT

The community engagement process is consistent with the intent of the HRM Community Engagement Strategy. The level of community engagement was consultation, achieved through Public Information Meetings. A public hearing has to be held by Council before they can consider approval of any amendments.

An initial Public Information Meeting (PIM) was held on July 29, 2009 and a second PIM was held on January 14, 2010. The main concerns brought forward by the public were the environmental effects of on-site wastewater treatment, impact on property values, traffic impact, high proportion of mobile homes in the community, capacity of schools and provision of protective services.

For the Public Information Meetings, notices were posted on the HRM website, in the newspaper and mailed to property owners within the notification area as shown on Map 1 (of the MDVCCC report). Attachments F and G (of the MDVCCC report) contain a copy of the minutes from the meetings. Should Council decide to proceed with a Public Hearing on this application, in addition to the published newspaper advertisements, property owners within the notification area will be notified as shown on Map 1.

Any proposed MPS and LUB amendments will potentially impact the following stakeholders: local residents and property owners.

ATTACHMENTS

None.

A copy of this report can be obtained online at <http://www.halifax.ca/council/agendasc/cagenda.html> then choose the appropriate meeting date, or by contacting the Office of the Municipal Clerk at 490-4210, or Fax 490-4208.

Report Prepared by: Darrell Joudrey, Planner 1, Community Development, 490-4181

Report Approved by: _____
Austin French, Manager, Planning Services, 490-6717

Original Signed