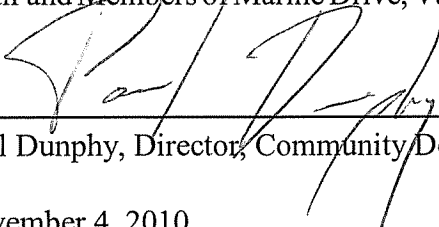




PO Box 1749
Halifax, Nova Scotia
B3J 3A5 Canada

Marine Drive, Valley and Canal Community Council
November 22, 2010

TO: Chair and Members of Marine Drive, Valley and Canal Community Council

SUBMITTED BY: 
Paul Dunphy, Director, Community Development

DATE: November 4, 2010

SUBJECT: **Case 01278 - Application to amend the Planning Districts 8 and 9 Municipal Planning Strategy and Land Use By-law**

SUPPLEMENTARY 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 9, 2010, Marine Drive, Valley and Canal Community Council requested that staff prepare a supplementary report that addresses certain issues that were raised at the meeting.

RECOMMENDATION

It is recommended that Marine Drive, Valley and Canal Community Council recommend that Regional Council:

1. Take no action on the requested amendments to the Planning Districts 8 and 9 Municipal Planning Strategy to permit a new mobile home park within Lake Echo until a Visioning exercise is completed for the community.

SUMMARY

On June 9, 2010 Marine Drive, Valley and Canal Community Council discussed a staff report dated May 20, 2010 regarding an application for amendments to Planning Districts 8 and 9 Municipal Planning Strategy and Land Use By-law to allow a new mobile home park in Lake Echo. The recommendation of the report was to take no action but wait until the process for community visioning was in place. This recommendation was based upon staff's opinion that this site specific request impacted the character of the community.

The presentation of the staff report generated a number of questions from Council that staff was requested to respond to in a supplementary report. Council requested that staff look at such things as:

- other development options available to the applicant;
- comparing a mobile home park and a residential subdivision development requirements;
- comparing affordability implications of a mobile home park versus a standard residential subdivision and condominium development;
- what environmental reviews are required;
- what questions have frequently been asked about this application;
- background of mobile home development;
- items of correspondence received.

The report also contains copies of correspondence received by Council and staff since the May 20, 2010 recommendation report.

BACKGROUND

Mountain View Mobile Home Park Limited is the former owner and operator of the existing mobile home park in Lake Echo and has identified lands for the development of a new mobile home park (see Map 1). Currently the Planning Districts 8 and 9 MPS and LUB do not permit new mobile home parks anywhere in the plan area. This is based on community concerns related to environmental servicing issues and protection of community character.

The applicant's proposal is to amend the MPS and LUB in order to enable a new mobile home park. The concept plan (see Attachment A) submitted with the application is for 200 dwellings. These are set out in a cluster type pattern along side the mobile home park road. The recreation lands and trail system for the use of the park residents is also shown on the concept plan. The dwellings are proposed to be serviced by an on-site wastewater treatment with dispersal of treated effluent to the soil. Potable water to service the residents is proposed to be supplied from on-site wells.

DISCUSSION

Staff reviewed the proposal based on all applicable policies in the MPS. A detailed review of the request to amend the planning documents was included in the staff report dated May 20, 2010. This report was presented to Marine Drive, Valley and Canal Community Council (MDVCCC) on June 9, 2010 which recommended that Council take no action on the proposed MPS amendments until

a visioning exercise can be done for Lake Echo. As a result of discussion at the MDVCCC, staff have been requested to respond to the following questions in this supplementary report.

1. What other development options were available to accommodate the applicant's proposal?

Under the existing MPS and LUB for Planning Districts 8 and 9, there are no development options available that would permit the applicant's proposal without an amendment to the MPS. Of the development options now available under the MPS in other designations, the applicant is limited to the development of a mobile home subdivision. To allow such an option, the subject lands would have to be redesignated from MU (Mixed Use) to C (Lake Echo Community) and rezoned to R-3 (Mobile Dwelling Subdivision) that would allow the applicant to develop 8 lots as-of-right, through a subdivision application, containing CSA Z240 (the typical mobile home form) units. The Regional Subdivision By-law provides for the creation of a maximum of 8 lots on new public streets, per area of land with public street frontage in existence on the effective date of the Regional Plan (August 2006). To develop the subdivision beyond 8 lots would require the applicant to enter into a development agreement for an open space design subdivision.

Open Space Design Process: Cluster/Hybrid

Under the Regional Plan, Council may consider an open space design subdivision within the Rural Commuter designation but not in the Open Space and Natural Resources Designation. The majority of the lands are designated Rural Commuter. Open space design subdivisions are permitted in two forms: hybrid and classic.

- i) The hybrid form of open space design is similar to traditional subdivision layout where dwellings are located on individual lots that abut a public road with 80% of the lot being reserved for open space or conservation use and the remaining 20% used to accommodate the dwellings and driveways. The hybrid form would permit the mobile home subdivision beyond 8 lots if the policy criteria and the Land Use By-law provisions, including the 100 feet lot frontage, were met. The hybrid form would permit 241 dwelling units based on the density of one dwelling per gross hectare as the site is 241 hectares.
- ii) The classic form with clustered dwelling units preserves 60% of the lands as open space or conservation lands with 40% of the lands to be used for accommodating dwellings and driveways. The classic open space design density of 1 dwelling unit per 4000 square metres would permit 603 units to be located on the lands.

The rezoning of the lands to the R-3 Zone envisioned, at the time of adoption of the plan, that the development of a mobile home subdivision would develop via a traditional lot layout that is more consistent with the hybrid form of open space design subdivision development.

As-of-Right Development

Despite the limitation on the development of a new mobile homes park, the subject lands are zoned RE (Rural Enterprise) and R-1 (Single Unit Dwelling) zones that allows for as-of-right development as follows:

- i) RE zone permits all uses except for fish waste processing plants, salvage yards, adult entertainment, beverage rooms and lounges over 1500 square feet, mobile home parks, obnoxious industrial or commercial uses, composting operations and C & D materials transfer stations, processing facilities and disposal sites. This opens RE zoned lands to many and varied development opportunities including: all dwelling types except for mobiles, vehicle repair shops, body shops, trucking services, cement works, storage yards, service stations, banks, offices, greenhouses, agricultural uses, sawmills, bus depots, retail stores, outdoor display courts, veterinary hospitals, shopping centres, motels/hotels, indoor commercial recreation, building supply outlets, smoke houses, truck terminals and warehouses.
- ii) A small portion of the lands zoned under the R-1 zone permits single unit dwellings, day care facilities and business uses in conjunction with permitted dwellings and open space uses and senior citizen housing that are approved/licensed by the province.

2. Compare a Mobile Home Park and a Subdivision Application in terms of the nature of the project, the road construction standards required, recreational components required, and the type of water/septic systems - whether they would be acceptable/equal/comparable with both types of development.

In comparing a mobile home park to a residential subdivision, staff made a number of assumptions due to the lack of detailed information on either type of application. The assumptions made were that both developments would:

- contain 200 units;
- be developed with on-site services;
- be developed as an open space design subdivision; and
- be subject to a development agreement process - that includes a public information meeting and public hearing.

Table 1 outlines staff's comparison between the two development approaches:

Table 1

	Mobile Home Park	Residential Subdivision
Regulations	<p>Must comply with terms and conditions of the HRM Mobile Home Park By-law.</p> <p>Not subject to Land Use By-law.</p> <p>Essentially, one parcel of land is being developed with a number of mobile homes.</p>	<p>Must comply with Regional Subdivision By-law.</p> <p>Must comply with applicable Land Use By-law requirements for lot area, frontage, flag lots, etc.</p> <p>A subdivision must be developed as an open space design subdivision.</p>
Application Process	<p>Submission requirements: park plan showing type of dwelling, dwelling spaces, stormwater management, roads, wastewater and water systems.</p> <p>Development Agreement application may stipulate more restrictive and additional conditions beyond what is required under the Mobile Home By-law.</p>	<p>Where new roads or municipal servicing are planned there is a four stage process: Preliminary Application, Concept Plan Approval, Design Approval and Final Approval.</p> <p>Development Agreement application may require additional requirements beyond those requirements for an as-of-right subdivision. (See Attachment D)</p>
Streets	<p>Designed to standards as contained in Mobile Home Park By-law; not public roads standards.</p> <p>Reviewed by HRM Development Engineering to ensure road meets fire safety requirements of National Building Code.</p> <p>Must meet NSTIR requirements for road frontage and access where provincial roads are involved.</p>	<p>Must meet HRM public road standards where public roads required and must have frontage on public street.</p> <p>Must meet NSTIR requirements for road frontage and access where provincial roads are involved.</p> <p>Classic form of open space design subdivision shared driveway must meet fire safety requirements of National Building Code.</p>

	Mobile Home Park	Residential Subdivision
Water	<p>Application requires an initial report and subsequent annual reports from Nova Scotia Department of Health stating that the water distribution system is in compliance.</p> <p>Mobile Home By-law contains standards for water distribution systems.</p> <p>Water Withdrawal Approval required from NSE based on detailed report by QP stating withdraw can be sustained.</p> <p>Registration as public drinking water supply is required.</p>	<p>Open space design subdivisions require a groundwater assessment to be prepared by qualified professional to show there is a satisfactory quantity of water of potable quality.</p> <p>This assessment is required as part of the submitted application for a development agreement under the open space design subdivision process.</p> <p>Classic form of open space design subdivision requires Water Withdrawal Approval and Registration as a public drinking water supply if the well or well field total withdrawal exceeds 23,000 litres per day.</p>
Sanitary Sewer	<p>Application requires an initial report and subsequent annual reports from Nova Scotia Department of Health stating that the sanitary sewer system is in compliance.</p> <p>Mobile Home By-law contains standards for sanitary sewer systems.</p> <p>On-site sewer systems require approval of NSE - usually a treatment plant or facility designed to service a cluster instead of individual systems.</p>	<p>Nova Scotia Environment, Health Services Branch, approval for soil testing of proposed lots in unserviced areas where septic systems are required.</p> <p>Under the Classic form of open space design subdivisions, clustered dwellings may be serviced by on-site wastewater treatment plant or facility subject to NSE approval.</p>
Storm Sewerage	<p>Mobile Home By-law contains standards for storm sewers.</p>	<p>Regional Subdivision By-law contains requirements that includes a report from Geo-Technical Engineer.</p>

	Mobile Home Park	Residential Subdivision
Recreation	<p>Mobile Home By-law contains standards for recreation land. A useable area of land totalling 5% of total area of park or 4000 square feet.</p> <p>Recreational land is private parkland for the use of park residents.</p>	<p>Regional Subdivision By-law contains public Park Dedication Requirements.</p> <p>Park dedication may be in the form of land, cash or equivalent value or a combination of those three. Land dedication requires 10% of total area of all new lots created excluding streets, private roads walkways. Dedication in the form of equivalent value requires 10% of the estimated assessed market value of all newly created lots.</p> <p>Separate from recreational land, Classic form requires 60% of total area of lands be set aside for conservation or recreation purposes and hybrid 80%.</p>
Management	<p>Mobile Home By-law requires the operator to obtain an annual Operating Permit from HRM. Written reports to be included from NSE, Health Branch; that water and sanitary sewer systems are operating properly and Nova Scotia Power; that electrical systems are operating safely.</p> <p>Owner looks after services and each lot tenant maintains their own area.</p>	<p>Public streets are assumed by HRM unless in a Classic form. Individual free hold units may be subject to covenants attached to the Deed or, in some instances the development agreement may contain certain terms and conditions. Agreement runs with the land.</p> <p>Home owner addresses their property and common elements under a classic form. Service and road maintenance is handled by HRM for public roads only.</p>

The above comparison indicates that the two forms of residential development have similarities but also have differences which do not allow for a direct comparison between the two forms. To further assist Council in comparing the two forms of development, staff have attached to this report possible evaluation criteria for a new policy that would permit a new mobile home park on the subject lands by development agreement (Attachment C) and the policy evaluation criteria for open space design

subdivisions (Attachment D). Staff wish to note that the attached draft policy would require additional amendments to policies and preambles within the MPS before Council could consider such an option. Further, the information is only intended to represent the process each would follow upon submission of an application. In staff's opinion, the development agreement process does not adequately address the larger issue of community character as referenced in the MPS, until a visioning exercise is completed - see previous staff report dated May 20, 2010.

3. Compare the cost implications versus the affordability factors between a mobile home park, standard subdivision and a condominium development.

In comparing the costs differences across three types of dwelling entities the following assumptions were held:

- Mobile Home Park means a park developed in accordance with HRM Mobile Home Park By-law;
- Single Detached Subdivision means the hybrid form of open space design subdivision with single detached dwellings;
- Condominium means a barelands condominium type development with all lands under a Condominium Corporation.

Table 2 contains the comparison of the cost differences between mobile home parks, single detached dwelling subdivisions and condominiums:

Table 2

	Mobile Home Park	Single Detached Subdivision	Condominium
Land Cost	Park owner develops a park on the lands and sites are leased by residents from the park owner. Sometimes units are also leased but usually owned by individual resident.	A developer creates a subdivision and owner purchases a lot at market value and builds a home on the lot. Owner has the right to lease out the dwelling.	A developer develops land as a residential community under a barelands condominium. Individual sites are created with only the dwelling unit being purchased. A condominium corporation is established to address common elements and services.

	Mobile Home Park	Single Detached Subdivision	Condominium
Construction Cost	<p>Park owner pays for construction of park (roads, recreation amenities, sewage treatment plant, water supply).</p> <p>Cost per space or "pad" about \$3800 to receive a mobile home on average across Canada.</p>	<p>Developer is responsible for construction of the roads, recreational land, creation of the lots, etc.</p> <p>Lot owner is responsible for the construction of the dwelling, septic and well.</p> <p>Statistics Canada's Construction Price Index (2009) shows \$150.60 per square foot for new housing construction, not including land costs.</p>	<p>Developer pays for construction of condominium and associated services (roads, sewer, water supply and amenities).</p> <p>Statistics Canada's Construction Price Index (2009) shows \$150.60 per square foot for new housing construction, not including land costs.</p>
Operational Cost	<p>Park owner pays all costs associated with operation of park.</p> <p>Tenant pays all cost associated with mobile and individual pad area.</p>	<p>Home owner pays all cost associated with the dwelling and lot.</p> <p>HRM is responsible for services such as roads, garbage collection, etc.</p>	<p>Home owner is responsible for all dwelling interior costs; dwelling exterior costs in accordance with declaration of Condominium Corporation.</p> <p>Each home owner must pay a portion of costs associated with operation of the common elements in accordance with declaration.</p>

	Mobile Home Park	Single Detached Subdivision	Condominium
Maintenance	May be part of land-lease cost; extra services may be provided by park owner for an additional fee.	Home owner is responsible for maintenance costs on the lots. HRM is responsible for maintenance of elements in public realm.	Home owner is responsible for maintenance of dwelling interior; dwelling exterior costs in accordance with declaration of Condominium Corporation. Each home owner must pay a portion of the costs of maintenance of all the common elements in accordance with the declaration.
Management	Managed by park owner.	Home owner.	Condominium Corporation By-laws
Taxation	Park owner pays property tax (based on residential, commercial or resource assessment or a combination) on park; individual mobile owners pay property tax on mobile.	Home owner pays property tax.	Individual unit owner pays property tax on their unit and common interest which constitutes one parcel for assessment purposes.

Note: Property tax is the provincial assessment multiplied by applicable HRM tax rate.

The above comparison between three different types of dwelling situations shows that the cost of a single detached dwelling subdivision and a condominium dwelling unit subdivision is controlled to an extent by the land developer and contractor but leaves much up to the owner in terms of how they wish their home to express in size and finish. A mobile home park has somewhat more limited options as they are usually developed as affordable housing opportunities. Like a residential subdivision their location is predetermined but the options for the dwelling is more limited than a single unit detached or condo in order to keep the cost affordable. A single unit detached dwelling

puts most of the responsibility on the homeowner, the condo is somewhat less as the Condominium Corporation takes over some decision making and the mobile home park puts considerable responsibility in the hands of the owner/operator.

4. What are required in terms of environmental reviews for the proposal and what level of government is responsible for any reviews if required?

The applicant's request is only to amend the MPS for Planning Districts 8 and 9 in order to create policy and evaluation criteria that permits Community Council to consider a new mobile home park by development agreement on the subject lands. Environmental review of the development would occur after the policy has been adopted by Council and the applicant has applied for a development agreement that would contain a detailed description of the proposal. Under a development agreement process, Nova Scotia Environment (NSE) will be the lead agency that addresses environmental issues of the proposal such as wastewater treatment, potable water, stormwater drainage, erosion and sedimentation and others that would be addressed as follows:

Wastewater Treatment

On-site wastewater treatment is regulated by Nova Scotia Environment (NSE) under the *Environment Act* and there are two levels of approval:

- i) Approval/Permit to Construct is contingent upon submission of a detailed design report, plans, specifications and operation, management and maintenance documents; and
- ii) Approval/Permit to Operate is contingent upon completion of construction and naming of certified operators and must be issued by NSE before a wastewater treatment plant may be fully operational. This Approval to operate would be issued only after the plant has continuously and successfully operated for 12 months.

Potable Water

On-site water services are regulated by NSE and they issue withdrawal approvals, based upon a Qualified Professional's report indicating that withdrawal may be sustained, and requires registration for mobile home parks over 15 units as a public drinking water source. The owner is responsible for collecting 4 bacteriological samples per month in accordance with *Guidelines for Monitoring Public Drinking Water Supplies*. Any sample results indicating a deficiency triggers initiation of a boil water order and notification of the condition to NSE. The owner must have a communications plan in place when the boil order is initiated and must inform the consumer in a manner and frequency acceptable to NSE. The owner must also monitor the chemical and physical quality of groundwater once every two years. NSE recommends groundwater assessment for developments serviced by drilled wells to assess water quality and quantity but is not required.

Storm Drainage Systems

Storm drainage systems in any new mobile home park must conform to the Storm Drainage Works Approval Policy and receive the approval of NSE in accordance with the *Activities Designation*

Regulations made under the Environment Act.

HRM Environmental Review

The application for a new mobile home park would be subject to review by Halifax Watershed Advisory Board with regard to potential impact on HRM's lakes, rivers, watercourses and coastal inlets.

Other Provincial Regulations

A Provincial Environmental Assessment (EA) is required under the *Environment Act* when a proposed development threatens to disrupt or destroy an area of wetlands of 2 hectares or greater. These development projects must be registered with the Province and are subject to a public process.

Erosion and sedimentation control is a provincial matter under the *Environment Act* and all construction projects must follow accepted practices and principles for reducing erosion and sedimentation. Under the terms of a development agreement the applicant must prepare an erosion and sedimentation control plan following provincial guidelines and submit it to Nova Scotia Environment (NSE) for review and approval. The development agreement would require the applicant to provide certification to HRM that NSE has approved their proposed control measures for surface stabilization and drainage control.

5. Provide FAQ (Frequently Asked Questions).

Council requested that staff prepare a "Frequently Asked Questions" sheet to provide answers raised on the proposal. To prepare the sheet, staff reviewed the minutes of the two public information meetings, emails, telephone messages and other sources to identify 12 main questions. The FAQ sheet is attached to this report as Attachment E.

6. Description of the Evolution of the Mobile Home.

The mobile home industry began in the United States with recreational trailers in the mid-1920s and mobile home parks served those who needed a place to park their trailer for a short time. By 1940, more than half of all trailers were being built for permanent housing, and parks began serving permanent, as well as overnight, tenants. The industry gained public recognition when the U. S. government bought large numbers of mobile homes during a housing shortage after World War II. This led to mobile homes becoming an acceptable housing alternative in the 1950s as they became larger and increasingly immobile. The passing of the *National Manufactured Housing Construction and Safety Standard* in 1974 by the U.S. government allowed the industry to produce houses for markets across the country while realizing an economy of scales.

Research by Canada Mortgage and Housing Corporation (CMHC) indicates the Canadian government has not similarly integrated manufactured housing within a national program and excluded manufactured housing from all major affordable housing programs from the 1950s to the 1970s

(CMHC, 2002) This led to a decline in sales that severely impacted the mobile home industry who reacted by involving themselves as a partner in federal affordable housing programs since the 1980s.

Since 1972 in Canada, factory manufactured homes have been required to meet a federal level of certification known as the Canadian Standards Association (CSA) A277 that involves standards and codes for the plant (procedures and staff) as well as the building produced. This certification covers manufactured homes and modular and panelized buildings and ensures a high level of product quality. This standard meets or exceeds the National Building Code (NBC) and allows manufactured housing to locate in almost any jurisdiction in Canada. Homes certified as CSA A277 (see Attachment B) are sometimes referred to as a modular home and come in many forms from bungalows to two storeys to multiple unit dwellings and are virtually indistinguishable from site built homes.

The current HRM Mobile Home Park By-law specifically allows manufactured homes that meet the certification requirements of CSA Z240 series standards (i.e. mobile homes). These standards were originally set out in 1986 and are continually updated to reflect NBC changes for the construction of chassis built, single storey, manufactured homes specifically. The standards cover structural, plumbing, electrical, heating service and site preparation requirements. This is the form that most typically comes to mind when talking about factory built homes and is usually 14 to 16 feet wide and up to 60 feet in length. Units with those dimensions allows for narrow lots or spaces within the mobile home park although the units may be combined into what are known as double or triple "wides" but should not be construed to mean or imply this is a modular home. The HRM Mobile Home Park By-law is currently being reviewed.

The manufactured home industry in Canada is most prominent in the Atlantic provinces: 18% of all new homes are manufactured homes with Nova Scotia and New Brunswick reporting 20% of all new homes in 1997 being manufactured homes (CMHC, 2002). Industry analysis shows consumers are demanding high end products that resemble current site-built homes in features and size. Traditionally mobiles appealed to first time buyers and retired families, however, as the quality of product has improved the demographic characteristics of households living in manufactured homes has begun to reflect those of homeowners overall.

7. Correspondence

Staff has been requested to respond to three items of correspondence received regarding the application before Council. Also, a petition (Attachment G) was submitted at the June 9, 2010 MDVCCC containing 944 signatures in support of Case 01278. This petition was resubmitted to Regional Council by Councillor Hendsbee during the June 22 Regional Council session.

EDM Environmental Design and Management

The first item of correspondence, received from the applicant's consultant EDM Environmental Design and Management, provides information on the type of modular units proposed by the applicant and regarding a community meeting held by the applicant on March 19, 2010 (Attachment G). In this report staff has included a brief history of mobile homes that also looks at the certification

of manufactured housing. The existing mobile Homes Park By-law permits mobile homes certified as CSA Z240 and in order to permit modular homes, CSA A277, the By-law would need be amended which was not requested by the applicant.

Josh Norwood

The second is a reporting of minutes, prepared by Josh Norwood, from a meeting that took place between the applicant, the applicant's consultant and staff to discuss the recommendation that staff put forward in the May 20, 2010 staff report (Attachment H). During the meeting staff responded to questions from the applicant's consultant, EDM, regarding open space design subdivisions (clustering, road length, standards, condominiums), acceptance of modular versus mobile homes, community character and on-site sewage treatment. Mr. Josh Norwood's correspondence expresses concern that staff withheld information on the proposal. Staff prepared the recommendation report based upon the information submitted with their application which is to only amend MPS policy to establish a development agreement option for a new mobile home park in Lake Echo.

Question#2 on the FAQ sheet (Attachment E) outlines the process staff follows for separate MPS amendments and development agreement applications as requested by the applicant. The process indicates that the detail of the proposal comes after the policy is adopted in order to ensure the proposal is consistent with the policy. The discussion of detailed information on a proposal at the MPS amendment stage, without an actual development agreement to confirm the details of the proposal, can result in confusion over what can or will be developed. An alternative approach is for the applicant to make an application for an amendment to MPS and the creation of a development agreement at the same time. This approach provides the public and Council with clarity on what the applicant proposes to develop as the detailed information is contained and confirmed within a development agreement. This approach was outlined to Mr. Norwood but he chose to proceed with only a MPS amendment.

Bill McLaughlin

The last item is an expression of concern from Mr. Bill McLaughlin (Attachment I) about environmental issues, specifically work carried out on the applicant's lands. The issues are addressed in the Frequently Asked Questions sheet (see Attachment E) of this report.

There are also communications attached to this report (Attachment J) that were not received in time to be included in the May 20, 2010 report to MDVCCC and others received since the June 9, 2010 meeting of Community Council.

PUBLIC 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. 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 2.

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

BUDGET IMPLICATIONS

The costs to process this planning application can be accommodated within the approved operating budget for C310.

FINANCIAL MANAGEMENT POLICIES / BUSINESS PLAN

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

ALTERNATIVES

1. Council may choose to wait for the completion of a visioning exercise for Lake Echo prior to considering any MPS and LUB amendments that permits a new mobile home park within the community. This is the recommended course of action.
2. Council may choose to approve the proposed amendments that permits a new mobile home park by development agreement. Before Council could proceed with this option detailed MPS and LUB amendments are required.
3. Council may choose not to consider any MPS amendments. A decision to approve or refuse an application to amend a Municipal Planning Strategy is not subject to appeal to the Nova Scotia Utility and Review Board.

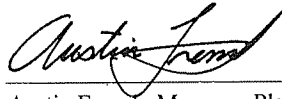
ATTACHMENTS

Map1	Planning Districts 8 & 9 Generalized Future Land Use Map Excerpt
Map 2	Planning Districts 8 & 9 Land Use By-law Zoning Map Excerpt
Attachment A	Conceptual Site Plan
Attachment B	Modular Homes Illustrations

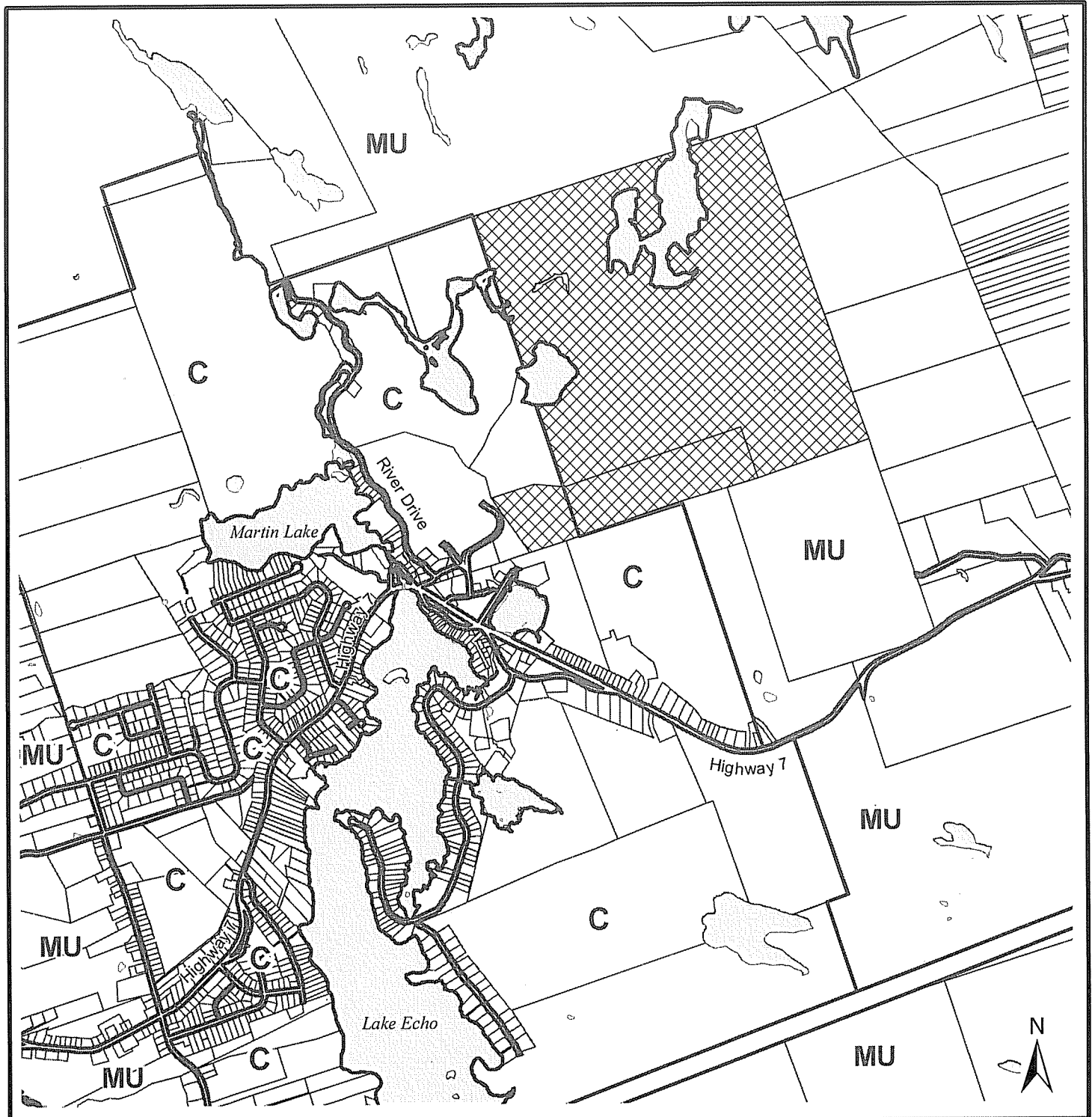
Attachment C	Proposed MPS Amendments (Draft DA Option for a new Mobile Home Park)
Attachment D	Regional Municipal Planning Strategy Open Space Design Criteria
Attachment E	Frequently Asked Questions
Attachment F	Petition submitted by Councillor Hendsbee to Halifax Regional Council
Attachment G	Correspondence submitted by EDM to MDVCCC
Attachment H	Correspondence submitted by Mr. Josh Norwood to MDVCCC
Attachment I	Correspondence submitted by Mr. Bill McLaughlin to MDVCCC
Attachment J	Public Correspondence Received

A copy of this report can be obtained online at <http://www.halifax.ca/commcoun/cc.html> then choose the appropriate Community Council and 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, 490-4181




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



Map 1 Generalized Future Land Use

PIDs 40141236 & 40519555

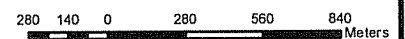
 Subject Properties

Lake Echo/Porters Lake Plan Area
LM, NP, LL, CB, and EP Plan Area

Designation

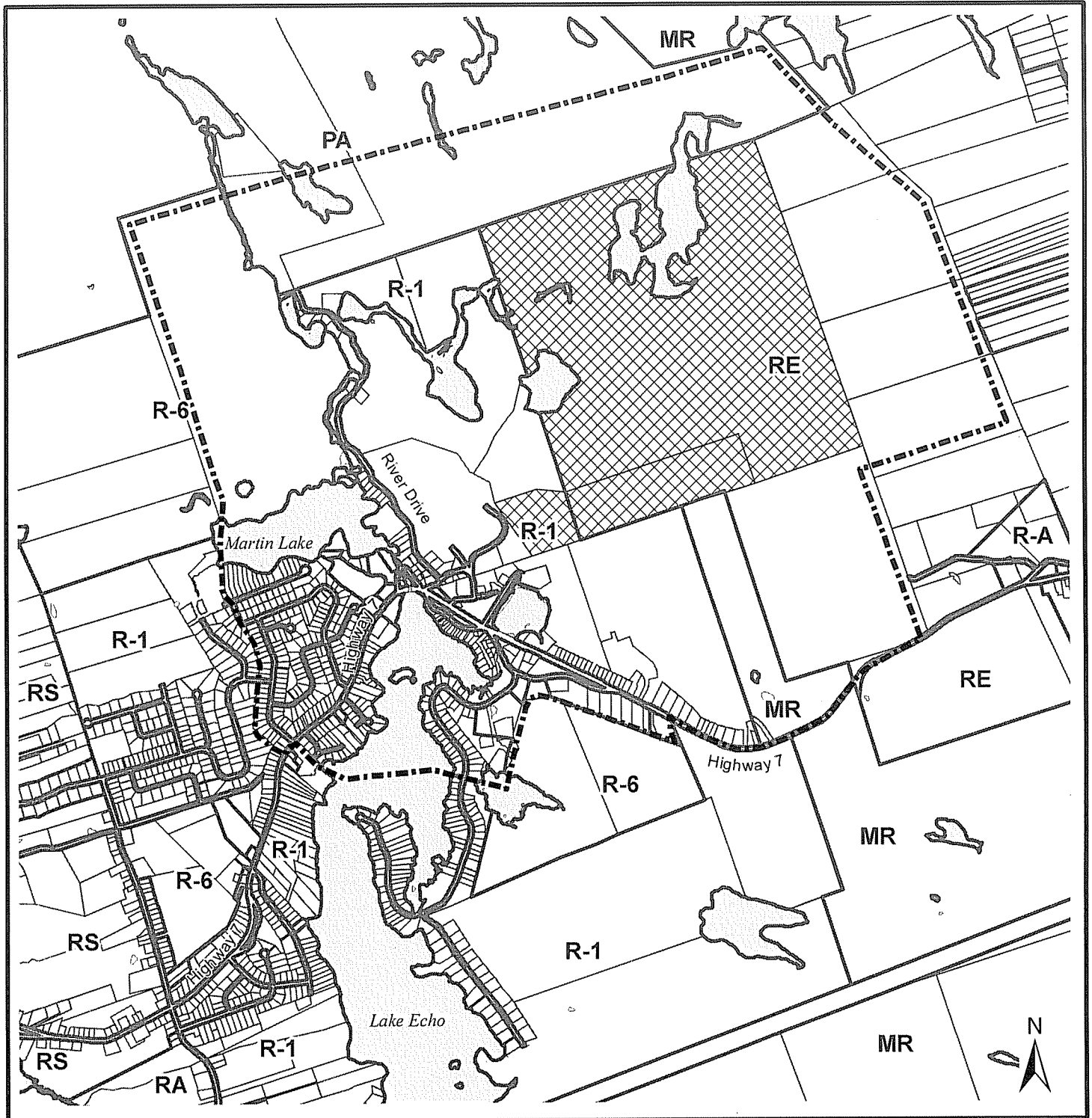
Lake Echo/ Porters Lake	C	Lake Echo Community
	MU	Mixed Use
LM, NP, LL, CB and EP	MU	Mixed Use

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COMMUNITY DEVELOPMENT
PLANNING SERVICES




This map is an unofficial reproduction of a portion of the Generalized Future Land Use Map for the Lake Echo/Porters Lake and LM, NP, LL, CB, & EP Plan area.


HRM does not guarantee the accuracy of any representation on this plan.



Map 2 Location and Zoning

PIDs 40141236 & 40519555

 Subject Properties

 Notification Boundary

Lake Echo/Porters Lake Plan Area
LM, NP, LL, CB, and EP Plan Area

Zone

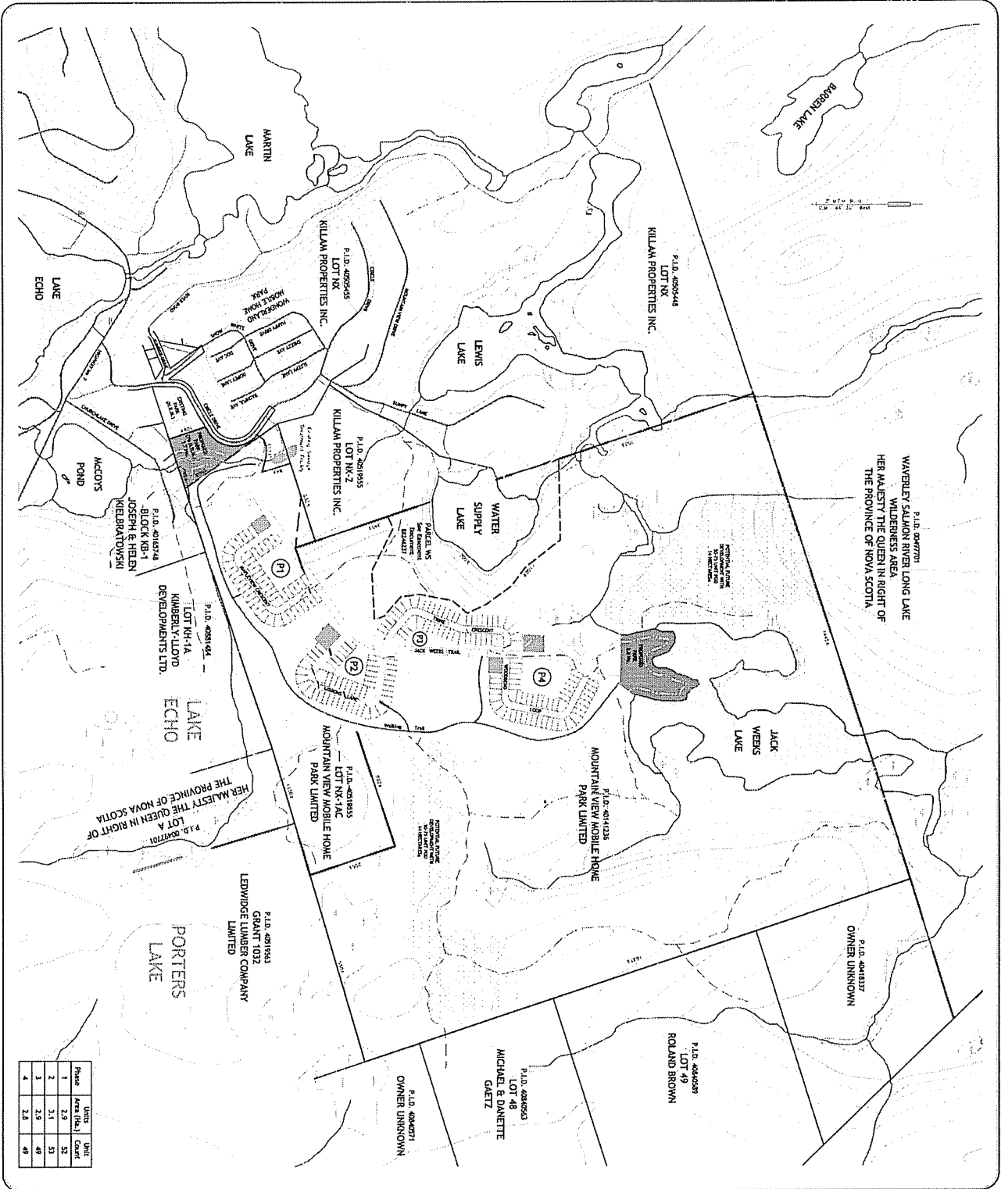
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|----------------------------|-----|----------------------|
| Lake Echo/
Porters Lake | R-1 | Single Unit Dwelling |
| | R-6 | Rural Residential |
| | R-A | Residential A |
| | RE | Rural Enterprise |
| | MR | Mixed Resource |
| | PA | Plan Amendment |
| LM, NP, LL, CB
and EP | RS | Rural Settlement |
| | RA | Residential |

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COMMUNITY DEVELOPMENT
PLANNING SERVICES

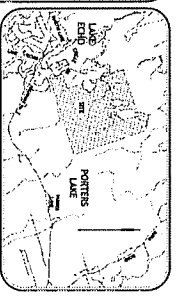
290 145 0 290 580 870 Meters

This map is an unofficial reproduction of a portion of the Zoning Map for the Lake Echo/Porters Lake & LM, NP, LL, CB, & EP Plan area.

HRM does not guarantee the accuracy of any representation on this plan.



Phase	Total Area (Ha)	Total Count
1	2.9	52
2	3.1	53
3	2.9	49
4	2.8	49



NOTES

1. Developer: Mountain View Mobile Home Park Limited, 34 Newton Court, Victoria Lake, B.C. T2E 1E1.
2. All unit spaces are a minimum of 15m wide and 30m deep, providing a minimum area of 232 m² per unit.
3. The total number of proposed units is 202 (4 (Phase 1), 53 (Phase 2), 49 (Phase 3) and 49 (Phase 4)).
4. All boundaries and dimensions are subject to survey.
5. All parcel identification numbers (P.I.D.) are the Nova Scotia Land Information Network parcel identification numbers.
6. Certain features shown are based on 1:10,000 mapping. Dimensions or references to the Canadian Geographic Survey.
7. Preliminary design is based on 1:10,000 mapping.
8. All development is to be in accordance with Halifax County Municipal Zoning By-law No. 29 (Public Health Act 1949-1950).
9. Watercourse flow direction will be indicated and pipe to sewerage.
10. Each unit will be provided a connection to provide water service.

CONCEPTUAL SITE PLAN

MOBILE HOME PARK

PHASES 1 TO 4 INCLUSIVE

A DEVELOPMENT OF LANDS OF MOUNTAINVIEW MOBILE HOME PARK LIMITED

CLIVE BROWN ENGINEERING LTD. HALIFAX COUNTY NOVA SCOTIA

SCALE: 1 : 5000

LEGEND:

- Proposed Unit
- Green Space
- Sewage Treatment Facility
- Water Body
- Proposed Park
- Wet Area
- Boundaries
- Boundaries (Other Lands)
- Boundaries (Community)
- Elevation Contour
- Woods Road or Trail
- Proposed Walking Trail
- Watercourse Buffer Limit

NORTH STAR

Surveying & Engineering Limited

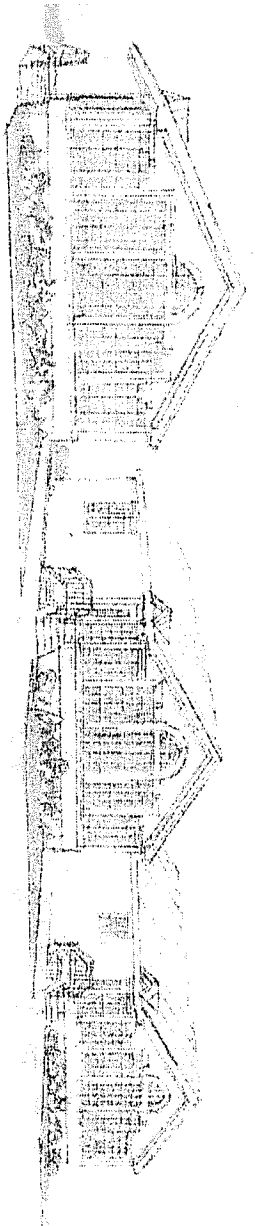
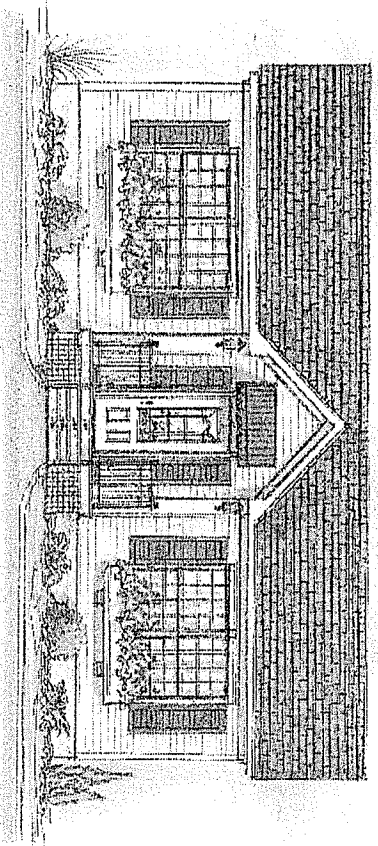
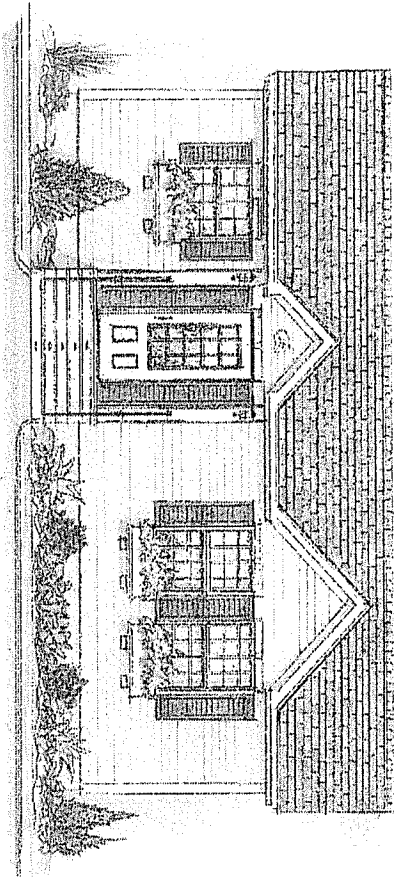
1400-1700 17th Street West, Victoria, British Columbia V8V 2G5

© Copyright 2009

Attachment A: Concept Plan

HRM does not guarantee the accuracy of any base information.





Attachment B: Modular Home Examples

HRM does not guarantee the accuracy of any base information.



**Attachment C:
DRAFT Development Agreement Option for a new Mobile Home Park**

The draft Policy and evaluation criteria are based upon the following:

- the proposed amendments only deal with the subject site;
- the mobile home park is consistent with the provisions of Open Space Design subdivisions;
- the park be developed in a cluster format but at a reduced density;
- the development would be subject to the provisions of the Mobile Home Park By-law;
- that the existing Mobile Home Park By-law only permits the CSA Z240 form of manufactured housing (ie mobile homes).
- protection and retention of the natural environment, especially ground water and lakes; and
- provision of safe access to and from the development.

Using these objectives staff prepared the draft policies below:

Decentralized Wastewater Treatment with Soil Dispersal

P-3A It shall be the intention of Council to permit decentralized wastewater treatment systems utilizing small flow options for low population density developments, suitable for a variety of site conditions and suitable for ecologically sensitive areas where advanced treatment such as nutrient removal or disinfection is required. Decentralized systems shall be considered for new developments or replacing failing or obsolete wastewater systems where approvals and permits from Nova Scotia Environment are obtained.

New Mobile Home Park

P-64C Notwithstanding Policies P-57, P-62 and P-64, within the Lake Echo Community Designation, it shall be the intention of Council to consider permitting a new mobile home park by development agreement on lands known as PID 40141236 and PID 40519555 in accordance with the development agreement provisions of the *Halifax Regional Municipality Charter*. Council will consider permitting the maximum density of said development to one unit per 4000 square metres area. In considering approval of said development agreement, Council shall consider the following:

- (a) a hydrogeological assessment conducted by a qualified professional, to determine that there is an adequate supply of ground water to service the development and that the proposed development will not adversely affect groundwater supply in adjacent developments;
- (b) that safe access to and from the site of the proposed development can be obtained from the abutting street and that there is sufficient traffic capacity to service the development;
- (c) that a second street access and egress to and from the site be provided after 100 sites containing 100 mobile dwelling units are approved;
- (d) that no mobile dwelling unit shall have direct access to a Highway 7;
- (e) that no mobile dwelling unit be located within three hundred feet of a single detached dwelling;

- (f) that the development should be located a reasonable setback distance from a public street and that this setback be adequately landscaped and buffered;
- (g) that the proposed development is compatible with the character of surrounding development;
- (h) that cluster building sites on the parcel and provide for appropriate fire safety separations and minimize road development;
- (i) that the building sites for the residential units, including all roads, structures, driveways and private lawns, do not exceed 40% of the lot area;
- (j) retain 60% of the lot as a non-disturbance area (no alteration of grades, except for the placement of a well or on-site sewage disposal system in the non-disturbance area shall be permitted and provision shall be made for the selective cutting of vegetation to maintain the health of the forest);
- (k) that the development is designed to retain the non-disturbance areas;
- (l) the provision of landscaping or buffering from adjacent land uses in order to protect the privacy, reasonable use and enjoyment of these properties;
- (m) connectivity of open space is given priority over road connections if the development can be sited on the parcel without jeopardizing safety standards;
- (n) that the proposed roads and building sites do not significantly impact upon any primary conservation area, including riparian buffers, wetlands, 1 in 100 year floodplains, rock outcroppings, slopes in excess of 30%, agricultural soils and archaeological sites;
- (o) the proposed road and building sites do not encroach upon or are designed to retain features such as any significant habitat, scenic vistas, historic buildings, pastoral landscapes, military installations, mature forest, stone walls, and other design features that capture elements of rural character;
- (p) satisfies the requirements of the HRM Mobile Home Park By-law;
- (q) Policies P-64D and P-64E; and
- (r) provisions as contained in Policy P-89.

On-Site Wastewater Treatment Systems with Soil Dispersal of Effluent

P-64D Notwithstanding Policy P-3, it shall be the intention of Council to consider decentralized on-site wastewater treatment technology for development proposed under Policy P- 64C. These alternate on-site wastewater treatment systems will provide disinfection to reduce fecal coliforms concentrations and other pathogens. Also, such systems shall provide tertiary treatment for maximum removal of total nitrogen and total phosphorous before the effluent is dispersed to on-site soils.

P-64E Further to Policy P-64C, the owner/operator of the new mobile home park shall conduct a water quality monitoring program to test McCoy's Pond and Lake Echo twice annually, following a spring sampling method and a summer sampling method.

**Attachment D:
Regional Municipal Planning Strategy Open Space Design Criteria**

S-15 HRM shall permit the development of Open Space Design residential communities, as outlined in this Plan, within the Rural Commuter and Rural Resource designations and within the Harbour designation outside of the Urban Service Area, but not within the portions of the Beaver Bank and Hammonds Plains communities as identified in the Subdivision By-law under Policy S-25 and within the Rural Area Designation under the Eastern Passage/Cow Bay Plan Area. HRM will consider permitting the maximum density of such developments to one unit per hectare of gross site area. In considering approval of such development agreements, HRM shall consider the following:

- (a) where the development is to be serviced by groundwater and as determined through a hydrogeological assessment conducted by a qualified professional, that there is an adequate supply of ground water to service the development and that the proposed development will not adversely affect groundwater supply in adjacent developments;
- (b) that there is sufficient traffic capacity to service the development;
- (c) the types of land uses to be included in the development which may include a mix of residential, associated public or privately-owned community facilities, home-based offices, day cares, small-scale bed and breakfasts, forestry and agricultural uses;
- (d) whether soil conditions and other relevant criteria to support on-site sewage disposal systems can be met;
- (e) the lot frontages and yards required to minimize the extent of road development, to cluster building sites on the parcel and provide for appropriate fire safety separations;
- (f) that the building sites for the residential units, including all structures, driveways and private lawns, do not exceed approximately 20% of the lot area;
- (g) approximately 80% of the lot is retained as a non-disturbance area (no alteration of grades, except for the placement of a well or on-site sewage disposal system in the non-disturbance area shall be permitted and provision shall be made for the selective cutting of vegetation to maintain the health of the forest);
- (h) that the development is designed to retain the non-disturbance areas and to maintain connectivity with any open space on adjacent parcels;
- (i) connectivity of open space is given priority over road connections if the development can be sited on the parcel without jeopardizing safety standards;
- (j) trails and natural networks, as generally shown on Map 3 or a future Open Space Functional Plan, are delineated on site and preserved;
- (k) parks and natural corridors, as generally shown on Map 4 or a future Open Space Functional Plan, are delineated on site and preserved;
- (l) that the proposed roads and building sites do not significantly impact upon any primary conservation area, including riparian buffers, wetlands, 1 in 100 year floodplains, rock outcroppings, slopes in excess of 30%, agricultural soils and archaeological sites;
- (m) the proposed road and building sites do not encroach upon or are designed to retain features such as any significant habitat, scenic vistas, historic buildings, pastoral landscapes, military installations, mature forest, stone walls, and other design features that capture elements of rural character;

- (n) that the roads are designed to appropriate standards as per Policy T-2;
- (o) views of the open space elements are maximized throughout the development;
- (p) opportunities to orient development to maximize the capture of solar energy;
- (q) the proposed residential dwellings are a minimum of 800 metres away from any permanent extractive facility;
- (r) the proposed development will not significantly impact any natural resource use and that there is sufficient buffering between any existing resource use and the proposed development to mitigate future community concerns; and
- (s) consideration be given to any other matter relating to the impact of the development upon surrounding uses or upon the general community, as contained in Policy IM-15.

S-16 Further to Policy S-15, within the Rural Commuter, Rural Resource and Agricultural Designations, HRM shall permit an increase in density for Open Space Design Developments up to 1 unit per 4000 square metres, or greater in centres as may be provided for in secondary planning strategies, where approximately 60% or more of the site is retained in single ownership of an individual, land trust, condominium corporation or the Municipality. Notwithstanding Policy E-5, the parkland dedication shall be relaxed to a minimum of 5% for this type of development. In considering approval of such development agreements, HRM shall consider the following:

- (a) the criteria specified in Policy S-15, with the exception of items (f) and (g); and
- (b) that the common open space cannot be used for any other purpose than for passive recreation, forestry, agriculture or conservation-related use except for a portion of which may be used as a village common for active recreation or the location of community facilities designed to service the development.

**Attachment E:
Frequently Asked Questions**

Q1: There is limited information about the proposed mobile home park. How can HRM make a decision on this proposal without detailed information?

A: The application received is only for policy changes by way of amendments to Planning Districts 8 and 9 Municipal Planning Strategy and Land Use By-law. A concept plan is required from the applicant to support the requested policy changes so that it may be used as a guide to evaluate the application but is not definitive at this point of the process. A detailed design will be required if an application is made for a new mobile home park by development agreement.

Q2: When can the developer get his building permit to begin the mobile home park?

A. The process that the applicant and community are currently engaged in will not result in either receipt of any permits or entering into a development agreement. The current process is outlined below:

MPS/LUB Amendment Process

Application submitted for MPS/LUB amendment

- Initiation Report to Regional Council (June 2, 2009);
- Recommendation Report to Marine Drive, Valley and Canal Community Council (MDVCCC) (May 20, 2010);
- Supplementary Report to MDVCCC (if requested);
- Recommendation from MDVCCC to Regional Council;
- Regional Council - If Regional Council's decision is to consider amendments to the planning documents they will give first reading and set a date for a public hearing;
- Public hearing at Regional Council for the proposed amendments;
- Decision by Regional Council - No appeal process;
- Ministerial approval - Service Nova Scotia and Municipal Affairs;
- Notice of approval of MPS/LUB amendments published.

Once the amendments are effective an application may be submitted to enter into a development agreement to permit a new mobile home park. The steps in this process are outlined below:

- Complete detailed application is submitted in accordance with MPS criteria;
- Preliminary review of proposal;
- Public information meeting;
- Detailed review of proposal;
- Prepare a staff report (includes recommendation on development agreement);
- First reading at Community Council;
- Public hearing at Community Council;
- Decision by Community Council on development agreement - may be appealed to Nova Scotia Utility and Review Board;

- Development agreement signed and registered;
- Development and building permit applications may be submitted.

Q3: What assurances does the community have that the wastewater treatment facility will not pollute our lakes and streams?

A: Regulations for the development of de-centralized on-site wastewater treatment facilities is administered by Nova Scotia Environment (NSE) under the authority of the *Environment Act*.

NSE's approval process, construction/operation regulations and management/maintenance plan requirements provides rigorous protection for wastewater treatment facility development. This in turn allows appropriate densities that do not exceed the capability of the land. The process for approval of on-site systems requires:

- Pre-design evaluation;
- Pre-design report;
- Detailed design documentation that includes plans, specifications and contract documents;
- Approval/Permit to Construct is issued after the final design report is approved;
- Approval/Permit to Operate is only issued after successful completion of construction, application for plant/facility classification and naming of the certified operator(s);
- Approval allows the owner/operating authority to proceed with the operation of the facility for a 12 month period;
- Certificate of Approval to Operate is issued if the operation period above shows continuous and successful operation; and
- All operating, monitoring and reporting requirements are met.

Q4: What use is permitted on the lands under the Regional Municipal Planning Strategy?

A: Under the Regional MPS, the subject lands are situated within two Generalized Future Land Use designations; Rural Commuter that covers the majority of the lands and Open Space and Natural Resources Designation that covers a small portion of the lands on the northwest shore of Jack Weeks Lake (see Map 1). The Settlement and Transportation Map of the Regional MPS designates Lake Echo as a Rural Commuter Centre.

The primary intent of the rural commuter designation is to protect the character of rural communities and conserve open space and natural resources by focusing growth within a series of centres and carefully controlling the amount and form of development between centres. The Lake Echo rural commuter centre will be defined through secondary planning processes after the community visioning process is complete. The rural commuter centre designation envisions a mix of low to medium density residential, open space design subdivisions and a mix of commercial, institutional and recreational uses.

Q5: What is the current watershed study intended to do? How does this differ from a groundwater assessment that the developer could possibly be required to prepare as a development agreement requirement?

A: To assist a community through the Visioning exercise, the Regional MPS provides for the preparation of a watershed management and servicing study that is now being conducted for Porter's Lake and Lake Echo. The purpose of the study is to determine the potential of providing municipal wastewater, stormwater and water distribution systems. The watershed study will also determine the opportunities for future development within the Lake Echo and Porter's Lake areas within the environmental capacity of the land and receiving waters. It will identify those lands most suitable for development and determine environmentally sustainable solutions for anticipated growth. The study will also establish community objectives for surface receiving waters and determine the amount of development that may be undertaken in accordance with those objectives.

A groundwater, or hydrogeological, assessment can be required through a development agreement if specified in policy. Such an assessment is much more limited in scope than the watershed study as it would only apply to the subject property and potential impacts from developing groundwater servicing for development on those lands. However, much more detailed information is required to determine that there is an adequate supply of groundwater for the development and that the proposed development will not adversely affect groundwater supply in adjacent developments or sensitive features. The assessment must be prepared in accordance with HRM's *Guidelines for Groundwater Assessment and Reporting*.

Q6: Why is the applicant allowed to clear his lands and prepare the site for the proposed development?

A: The applicant, who is the property owner and developer, has advised staff that he is dealing with some Hurricane Juan debris on the property and has begun clearing some areas and putting in a woods road to address this issue. This type of activity is permitted before Council's decision on the proposed policy.

The applicant has received a topsoil removal permit from HRM for a portion of the property that permits the soil above bedrock and the vegetation to be moved or removed or grades to be altered. The permit limits the soil removal and grade alteration to a designated area and requires plans be submitted for site rehabilitation and revegetation. In addition some soil testing has been carried out, relating to the proposed wastewater treatment system, that has required excavation. Erosion and sedimentation controls are the responsibility of the land developer and must be in place before any construction begins that will impact on watercourses, wetlands or water resources or create an adverse effect on the surrounding environment under Section 67 of the *Environment Act*. Also, under Section 5(1) of the *Activities Designation Regulations* made pursuant to the *Environment Act* it is an offence to alter any watercourse, wetland, or water resource without receiving prior written approval from Nova Scotia Environment.

Any resident who suspects that any of the above regulations under the purview of Nova Scotia Environment are not being implemented may make a complaint to that department in order to have any potential violation investigated.

Q7: Can the proposed development be a senior's residential development?

A: The Planning Districts 8 and 9 MPS supports the development of senior's housing in row housing or apartments under the Lake Echo Community Designation but they must be licensed by the province. At the two public information meetings, there seemed to be a general consensus that if the applicant was to provide senior citizen accommodation this would be a more palatable proposal as seniors in the community do need a place to reside within their community as they face reduced mobility and sell their homes. Under the *Human Rights Act* (R.S., c. 214, s. 1.) HRM is prohibited in respect of accommodations to discriminate against an individual or group of individuals based on various characteristics, including age. Despite the inability of HRM to limit the proposed development to seniors only, the development still can be designed and marketed towards seniors with the understanding that other age groups could live in the development.

Q8: What lands in Lake Echo are currently subject to development?

A. When Interim Growth Management Controls were adopted in 2004 provisions were made for a number of completed concept subdivision applications submitted prior to January 2004. These applications are able to continue through the subdivision process subject to yearly limitations on the number of lots to be created and the amount of road constructed. Certain applications had proceeded through a substantial portion of the process but failed to file official applications before January 2004. One of these applications is for the former lands of Kellswater Holdings Limited in Lake Echo (PIDs 40168478 and 40881484). However, under Policy S-22 of the Regional MPS these lands may continue the process through to completion based on the approval of a maximum of 25 lots per year. These lands abut the subject property on the southern boundary.

Creation of any new subdivisions on lands within Lake Echo are limited to 8 lots on a new public road as-of-right and any lots created beyond that number requires development by the open space design subdivision process. In addition, there are limited opportunities for infill development, for example, on Highway 7, Robina Drive and Echo Forest Drive.

Q9: What effect will a new mobile home park have on local property values?

A. One of the most commonly expressed objections to development is that there will be a negative impact on property values. This is not an issue that can be considered in staff's policy analysis regarding this application.

Q10: What is the strain on the school capacity of an additional 200 dwelling units?

A: The Halifax Regional School Board (HRSB) has indicated that a proposed development of 200 mobile homes would generate a potential yield of 90 students. The assigned

schools for this development would be O'Connell Drive Elementary, Gaetz Brook Junior High and Eastern Shore District High School. O'Connell Drive Elementary is at or near capacity but enrolment is anticipated to drop over the next few years. Gaetz Brook Junior High and Eastern Shore District High have adequate capacity at this time to support the potential students from this proposed development. The HRSB noted that if the schools do not have adequate capacity for the proposed mobile home park development, that the students of this subdivision will be assigned to another school within the Board's jurisdiction.

Q11: How would protective services handle the additional population?

A: Concern was expressed regarding the ability of the Halifax Regional Fire Emergency (HRFE) and Halifax District RCMP to service additional dwellings beyond those existing at present in the community. HRFE can meet its Service Delivery Standard for fire protection for the proposed development and would like to see the installation of a dry hydrant located next to the proposed park or a gravity fed hydrant from the nearby water supply lake. HRFE would also like to see a second access to this development. Halifax District RCMP identified that a development of 200 to 350 additional residences would impact their policing of the local area and increase the demand for RCMP services.

Q12: What are the traffic impacts of 350 new dwelling units on local roads?

A: All new development proposals must meet the province's engineering standards when accessing Provincial roads. A Traffic Impact Study was prepared by a private consultant for the applicant and reviewed by Nova Scotia Transportation and Infrastructure Renewal (NSTIR) who accepted the recommendations of the study. The study determined that left turn lanes or right turn lanes were not warranted at either of the study intersections, Circle Drive and Highway 7 and Church Lake Drive and Highway 7, and that the intersection level of performance evaluations showed continued Level of Service (LOS) "A" or excellent, for projected 2019 volumes which would be a complete build out to 350 units. Analysis showed that average delays on Circle Drive and Church Lake Drive approaches to Trunk 7 were very low.

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9.2.1

Proposed Retirement Village Development in Lake Echo

Good Evening,

- My name is Allan Doane and I presently live in Porter's Lake.
- I am a former resident of Lake Echo, I have worked here for the past fifteen years and my parents are longtime residents of Lake Echo.
- Lake Echo has an opportunity to embrace a Retirement Village development unique to our province.
- Over the past week myself and several supporters have been busy going door to door with a petition to find out what the community thinks of this development.
- The petition reflects very positive feedback for this unique concept.
- I am here to present to council a petition that holds ~~933~~ ⁹⁴⁴ signatures supporting the proposed retirement village.
- At this time I would like to thank all those who signed the petition and those who participated in the task of gathering the signatures.
- We hope that council will support the development agreement what we believe to be a very positive move forward in the growth of the Lake Echo area.

Support Petition for Retirement Village in Lake Echo

Developer Paul Norwood of Mountainview Mobile Home Park Ltd. has made an application to Halifax Regional Municipality (case number 01278) to amend districts 8 & 9 Municipal Planning Strategy to provide the opportunity to develop a Retirement Village / Mobile Home Park in Lake Echo. We the undersigned are in complete support of this proposed project going ahead and ask that you, our elected Councillors, approve Mr. Norwood's application by way of development agreement because we feel that this project will be a good fit in our community.

PRINT NAME	SIGNATURE
BETTY DOANE	Betty Doane
Stan Doane	Stan Doane
Karen Dominix	K. Dominix
TERESA WEBB	Teresa Webb
BILL WEBB	Bill Webb
Cory Dominix	Cory Dominix
GERALD CROSS	Gerald Cross
MARJORIE HORNE	Marjorie Horne
GARY HORNE	Gary Horne
Kari Colledge	Kari Colledge
Kevin Moore	Kevin Moore
Math Johnson	Math Johnson
John A. Kennedy	KENNEDY
Graham Swales	Graham Swales
IAN WHITEHOUSE	I. Whitehouse
LUKE THOMPSON	Luke Thompson
CAROL BROADBURY	Carol Broadbury
APRIL ROBERTS	APRIL ROBERTS
William C. Kauer	William C. Kauer
BARB KRISTEN	Barb Kauer

u

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PRINT NAME	SIGNATURE
Phyllis Thompson	<i>Phyllis Thompson</i>
David Thompson	<i>David Thompson</i>
Cathy Thompson	<i>Cathy Thompson</i>
Bob Whyte	<i>Bob Whyte</i>
Jennifer Whyte	<i>Jennifer Whyte</i>
Myles Cromwell	<i>Myles Cromwell</i>
R. Sinclair	<i>Ryann Sinclair</i>
Charles Sinclair	<i>Charles Sinclair</i>
David Townsend	<i>David Townsend</i>
Raeff of [unclear]	<i>Raeff of [unclear]</i>
Murna Bator	<i>Murna Bator</i>
JAMES MARLOW	<i>James Marlow</i>
COROLYN MARLOW	<i>Carolyn Marlow</i>
BARRY MORSE	<i>Barry Morse</i>
JOAN MORSE	<i>Joan Morse</i>
Alto Diggs	<i>Alto Diggs</i>
David Diggs	<i>David Diggs</i>
Stacy Vickery	<i>Stacy Vickery</i>
Derek Vickery	<i>Derek Vickery</i>
Nina Adams	<i>Nina Adams</i>

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Not of Age

PRINT NAME	SIGNATURE
Ken Boyd	<i>[Signature]</i>
Toy Howard	<i>[Signature]</i>
Maurice Muny	Maurice Muny
Stephan Clark	<i>[Signature]</i>
RANDY CHURCH	
Michael Wilson	Michael Wilson
Sandy Young	
Justin Blford	J. Blford
B. Alexander	B. Alexander
D. Thompson	D. Thompson
P. Mahan	P. Mahan
Laura Lee Jenney	L. Jenney
Vivian Macellan	Vivian Macellan
Michelle Williams	Michelle Williams

①

535 in Lake Echo

522

478

Lake Echo

Support Petition for Retirement Village in Lake Echo

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PRINT NAME	SIGNATURE
DEBBIE CONNOR	[Signature]
Stephen Cowart	[Signature]
Jim Donville	[Signature]
Judy Myers	[Signature]
Steven Munroe	[Signature]
Rinda Faber	[Signature]
Gunter H. Faber	[Signature]
* C. BUELL	[Signature]
Alvin [Signature]	[Signature]
Vaughan Biggart	[Signature]
Cheryl White	[Signature]
Pam Thomas	[Signature]
Leasha MacPherson	[Signature]
Marie Milant	[Signature]
Mik [Signature]	[Signature]
Dave Richardson	[Signature]
Greg Horne	[Signature]
BETTY CROOKS	[Signature]
Bob Norwood	[Signature]
Cindy Norwood	[Signature]

⑥

Support Petition for Retirement Village in Lake Echo

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PRINT NAME	SIGNATURE
Bill Burt	William Burt
Theresa Burt	Theresa Burt
Coverdale	Cy Coverdale
Amanda Serroul	amanda serroul
Lynn Baynall	TERRY BAGWELL
Linda Palmerston	Linda Palmerston
John Burn	John Burn
Brad Wyllie	Brad Wyllie
Jessie Brashett	Jessie Brashett
Jennifer McKay	Jennifer McKay
S. Jordan	Sharon Jordan
McVanstacyum	VAUSTACEHEM
Adam Halls	Adam Halls
PAUL GARDIN	Paul Gardin
Tom Mearns	Tom Mearns
Dwight Pond	Dwight Pond
John Brown	
Robertson	Robertson
Heather Spencer	Heather Spencer
JASON MACDONALD	Jason Macdonald

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PRINT NAME	SIGNATURE
Karen Pay	Karen Pay
Eric Taylor	Eric Taylor
Michael Green	McGee
Beth Fudge	Beth Fudge
Amanda Jamieson	A Jamieson
Amanda Crooks	Amanda Crooks
* T Sri Aboyey	T Sri Aboyey
* Laura Fyfe	Laura Fyfe
* Kuddell Hutz	Kuddell Hutz
C Awesthaver	C Awesthaver
Louis Roach	Louis Roach
Carson Bennett	Carson Bennett
Tina Smith	Tina Smith
Kevin Smith	Kevin Smith
John Timmons	John Timmons
MARGARET TIMMONS	M Timmons
Jacqueline G Hatter	Jacqueline G Hatter
Eddie Brubett	Eddie Brubett
Sean Serravallo	Sean Serravallo
Jerry Myers	Jerry Myers

Support Petition for Retirement Village in Lake Echo

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PRINT NAME	SIGNATURE
TYRA CHURCH	Tyra Church
Leona Lind	Leona Lind
Anita Doucet	Anita Doucet
LAMARIE HENNIGAN	Lamarie Hennigan
SHEILA JOHNSON	Sheila Johnson
Larry Hainish	Larry Hainish
Greg Markin	Greg Markin
M. G. Fort	M. G. Fort
Qnette Briand	Qnette Briand
Lloyd Briand	Lloyd Briand
Stella Briand	Stella Briand
Robert Michon	Robert Michon
Shelia Mitchell	Shelia Mitchell
Darlene Takar	Darlene Takar
Erin McDonald	Erin McDonald
Kay Brubaker	KAY Brubaker
Fraser M. Ferguson	Fraser M. Ferguson
Helen Ferguson	Helen Ferguson
Barbara Barrie	Barbara Barrie

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PRINT NAME	SIGNATURE
Judy Myers	Judith Myers
Veronica Myers	Veronica Myers
Alicia MacCollloch	Alicia MacCollloch
Tom Thibault	Tom Thibault
BRIAN WIDDISON	B Widdison
Cathy Handley	216 CIRCLE DR
Bill MacNeil	224 CIRCLE DR.
Jessica Canning	226 Circle Dr.
A. McKenzie	247 Circle Dr.
W. Brail	247 Circle Dr.
Gasland	170 Circle Dr.
Bob McEachern	254 Circle Dr.
WARREN CONRAD	254 Circle Dr.
Lisa Krekels	256 Circle Dr.
Daykin	261 CIRCLE DR
VAUGHAN BONGA	260 Circle Dr
Cheryl Bonga	260 Circle Dr
Dominic Gasland	170 circle Dr
Bob Fraser	282 Circle Dr
Mary Fraser	282 Circle Dr

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PRINT NAME	SIGNATURE
Walter Serroul	<i>Walter Serroul</i>
Glenda Richard	Glenda Richard
Joan Mansfield	Joan Mansfield
Lisa Mansfield	Lisa Mansfield
MARIL TIMMONS	<i>Maril Timmons</i>
Amanda Hobnes	<i>Amanda Hobnes</i>
Jaimie Dridgeon	<i>J. Dridgeon</i>
Chris Smallwood	<i>Chris Smallwood</i>
Ken McLeod	<i>Ken McLeod</i>
Winnifred Hiscock	Winnifred Hiscock
Lucie M'Cormick	Lucie M'Cormick
Gerald Lutz	<i>Gerald Lutz</i>
Steve Ewert	<i>Steve Ewert</i>
Dennis Alexander	Dennis Alexander
Adam Condon	<i>Adam Condon</i>
Ernestine Jenkins	Ernestine Jenkins
Francis E Monk	FRANCIS E MONK
Iori Williams	<i>Iori Williams</i>
Derek Latimer	<i>Derek Latimer</i>
BANDRA WATSON	<i>Bandra Watson</i>

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PRINT NAME	SIGNATURE
MIKE NAUGIE	<i>[Signature]</i>
SANDY RAYNER	<i>[Signature]</i>
John Cluffick	<i>[Signature]</i>
Helen Eldridge	<i>[Signature]</i>
Samie Cooper	<i>[Signature]</i>
Marlene Cooper	<i>[Signature]</i>
Mandy Fitzgerald	<i>[Signature]</i>
Cherise TAYLOR	<i>[Signature]</i>
J. Jones	<i>[Signature]</i>
D. L'Esperance	<i>[Signature]</i>
Dan O'Sullivan	<i>[Signature]</i>
Mecheen Burke	<i>[Signature]</i>
Dale Burke	<i>[Signature]</i>
Valene Allen	<i>[Signature]</i>
Phyllis Carpenter	P.C.
<i>[Signature]</i>	
M. Reid	MARY Reid
Natasha Rice	<i>[Signature]</i>
DAVE CHEVERIE	<i>[Signature]</i>
K. DAVIS	<i>[Signature]</i>

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PRINT NAME	SIGNATURE
Pat Debbie Knight	Debbie Knight
Pat Pat Bowles	Pat Bowles
Lois Mc Cormick	Lois Mc Cormick
Jeanie Bezanson	Jeanie Bezanson
NOREEN SALTER	Noreen Salter
Faron Findley	Faron Findley
Ahern LaBade	Ahern LaBade
John Joseph	John Joseph
Lucie Joseph	Lucie Joseph
Coley R. Norwood	Coley Norwood
Coley Norwood	Coley Norwood
Susan Norwood	Susan Norwood
Jennifer Parsons	Jennifer Parsons
Heather Parsons	Heather Parsons
Gen Parsons	Gen Parsons
Nate Jones	Nate Jones
Kim Turner	Kim Turner
Jessica Turner	Jessica Turner
Dexter Power	DEXTER POWER

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PRINT NAME	SIGNATURE
SHARON CONRAD	Sharon Conrad
LORI CLARK	Lori Clark
BRUCE BAILLIE	Bruce Baillie
SIM LOWNES	Sim Lownes
KATHRYN DUNPHY	Kathryn Dunphy
TIM CLARK	Tim Clark
CARDYN CLARK	Cardyn Clark
SHIRLEY GORNILL	Shirley Gornill
PAUL HARDER	Paul Harder
JENNIFER HARDER	Jennifer Harder
SANDRA NAUGLE	S. Naugle
JOSEPH NAUGLE	J. Naugle
GLORIA NAUGLE	G. Naugle
PATRICK SODREY	Patrick Sodrey
CHRIS GUIMOND	Chris Guimond
JEFF MADREW	Jeff Madrew
CHERYL MACPHEE	Cheryl MacPhee
SHARON MACPHEE	Sharon MacPhee
KEITH WALSH	Keith Walsh
WILLIAM BILLINGTON	William Billington

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PRINT NAME	SIGNATURE
Mike Clements	Mike Clements
Sheena Briand	Sheena Briand
Tamara Robinson	Tamara Robinson
Robert Robinson	[Signature]
DUNCAN BOUTILIER	Duncan Boutillier
Phyllis Boutillier	Phyllis Boutillier
FRANK McNALLY	Frank McNally
PAUL MAC INNIS	Paul Mac Innis
Aaron Crooks	[Signature]
IAN HELGASON	Ian Helgason
Barb Forward	Barbara Forward
Cathy Hawes	Cathy Hawes
* FABIAN SUTTON	Fabian Sutton
TREVOR McNEED	Trevor Mcneed
Bruce Savage	Bruce Savage
Stacey Maden	Stacey Maden
Sharon Lawrence	Sharon Lawrence
Emily Myers	Emily Myers
[Signature]	GARY MARSHALL
Eileen [Signature]	ETIENNE MARSHALL

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PRINT NAME	SIGNATURE
Dennis Marshall	Dennis Marshall
Ray Hennigan	Ray Hennigan
Cyrus Hennigan	Cyrus Hennigan
LEONARD GOUTARD	Leonard Goutard
Linda Goutard	Linda Goutard
Joe Beseaul	Joe Beseaul
John Muise	John Muise
Mary Lake	MARY LAKE
Royce Macellan	Royce Macellan
Jason Lake	Jason Lake
Barbara Lunn	Barbara Lunn
Richard Halverson	Richard Halverson
Douglas Lynn Medford	Douglas Lynn Medford
* Emily Medford	Emily Medford
Heather Hamilton	HEATHER HAMILTON
David Hiltz	David Hiltz
Roxanne Lafierre	Roxanne Lafierre
Mervin Bezanon	mervin Bezanon
Joan Wagner	Joan Wagner
Vanessa Billard	Vanessa Billard

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PRINT NAME	SIGNATURE
Doug Ballard	Doug Ballard
Linda McNally	L. McNally
Michel Landry	Michel Landry
BARRY LILLY	B. Lilly
Stacey McGuigan	Stacey McGuigan
GERRI SPENCER	G. Spencer
Maude Beaulieu	Maude Beaulieu
Chapin Beaulieu	Chapin Beaulieu
Diana Percy	Diana Percy
Catherine Maise	CATHERINE MAISE
Thelma Hawes	T. Hawes
Steven Hawes	S. Hawes
Rose Bruce	Rose Bruce
Charles Bruce	Chas B.
Robert Robinson	Robert Robinson
Tara Doyle	Tara Doyle
Jason A. Doyle	Jason A. Doyle
JOYCE KNOX	Joyce Knox
Carl Knox	Carl Knox
David Richardson	David Richardson

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Support Petition for Retirement Village in Lake Echo

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PRINT NAME	SIGNATURE
JOE LOU	Joe Lou
JASON SOSEY	Jason Sosey
Kim Norrie	Kim Norrie
KENNETH C. ADAMS	Kenneth C Adams
LOIS ADAMS	Lois Adams
CHRISTINE WAGNER	Christine Wagner
Corey Black	Corey Black
Kim MacPherson	Kim MacPherson
Mike Murphy	Mike Murphy
SUSAN GAUDIN	Susan Gaudin
PAT YOUNG	Patricia Young
Margaret Snyder	Margaret Snyder
Kevin Gray	Kevin Gray
Amy Banks	Amy Banks
Christie	Christie
Sue Ballard	Sue Ballard
Norm Ph. Pitt	Norm Ph. Pitt
Edward Brand	EDWARD BRAND
Susan Martin	SUSAN MARTIN
Helen Fresnault	HELEN FRESNAULT

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PRINT NAME	SIGNATURE
Donna Cameron	<i>Donna Cameron</i>
Joseph Cameron	<i>Joseph Cameron</i>
Brenda White	<i>Brenda White</i>
Wendy Russell	<i>Wendy Russell</i>
RANDY HANSFORD	<i>Randy Hansford</i>
Josnette Publicover	<i>Josnette Publicover</i>
Joanne Duffy	<i>Joanne Duffy</i>
John Duffy	<i>John Duffy</i>
Brianny Boudreau	<i>Brianny Boudreau</i>
Therese Boudreau	<i>Therese Boudreau</i>
Patrick Cameron	<i>Patrick Cameron</i>
Judy Cameron	<i>Judy Cameron</i>
Dan Shannon HIGNEY	<i>Dan Higney</i>
Fynn McQuigge	<i>Fynn McQuigge</i>
DAVID E DOORS	<i>David E Doors</i>
Brandi By	
* Trevor Barnes	<i>Trevor Barnes</i>
* Sharon Fitzpatrick	<i>Sharon Fitzpatrick</i>
Gloris Crain	<i>Gloris Crain</i>
* Darrell Fitzgerald	<i>Darrell Fitzgerald</i>

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Support Petition for Retirement Village in Lake Echo


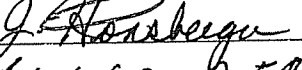


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PRINT NAME	SIGNATURE
WAYNE MACKINNON	<i>[Signature]</i>
John NASSAR	<i>[Signature]</i>
Glen Rodgers	<i>[Signature]</i>
Fadi FREIJE	<i>[Signature]</i>
Claudette Bourdais	<i>[Signature]</i>
DON WASH	<i>[Signature]</i>
Elmer Stevens	<i>[Signature]</i>
Chris Smith	<i>[Signature]</i>
Sophie Robbault	<i>[Signature]</i>
Trisha MacIsaac	<i>[Signature]</i>

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Support Petition for Retirement Village in Lake Echo

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PRINT NAME	SIGNATURE
Ross Zwickler	
J. Honsberger	
Ally Cooper	ALLY COOPER
Kevin Baker	KEVIN BAKER
J. Maclell	J. Maclell
Dave Baker	
Krista Rennie	Ki Rennie
BRIAN MCANDREW	B. Maclell
GERRY M'ANDREW	Mrs G M'Andrew
Donna Bonin	Donna Bonin
Robbie Kayner	Robert Raymond
Gary Park	GARY PARKS
Jody Moser	Jody Moser
SHAWN M-ANDREW	Shawn Maclell
CHRISTOPHER OTTAWAY	Chris Ottaway
* Brad Belben	

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PRINT NAME	SIGNATURE
Wanda Tathrice	<i>[Signature]</i>
Sherry Bates	<i>[Signature]</i>
STEWART	CARTER
P. Mc Gilroy	<i>[Signature]</i>
Karen Latta	Karen Latta
Steve Hareed	STEVEN HARBELL
Laraine Philpitt	CAROL WEN PHILPITT
Marie Philpitt	Marie Philpitt
Doreen Sweet	<i>[Signature]</i>
Jenia Bourdon	Jenia Bourdon
Trish McKay	TRISH McKay
VENIOT, Terry	<i>[Signature]</i>
Gary Mac Kay	Gary Mac Kay
REGINALD BELLEFONTE	Reg Bellefante
Anne Fairman	<i>[Signature]</i>
<i>[Signature]</i>	<i>[Signature]</i>
GREEN, Alice	<i>[Signature]</i>
Diane Baker	Diane Baker
Wayne Philpitt	Wayne Philpitt
Margie Dillman	Margie Dillman

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Support Petition for Retirement Village in Lake Echo

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PRINT NAME	SIGNATURE
Linda Pero	Linda Pero
DANNY	D C
Ronnie Carl	Ronnie Carl
CYRIL ANGEVINE	Cyril Angevine
Ray Fitzmorris	Ray Fitzmorris
ELIZABETH GRAHAM	Elizabeth Graham
Jeff Harlan	Jeff Harlan
AUBREY REYNOLDS	Aubrey Reynolds
Rita Reynolds	Rita Reynolds
Michelle Burgess	Michelle Burgess
Joan Jozaczewski	Joan Jozaczewski
Cindy Oliver	Cindy Oliver
Denise Joudrey	D. Joudrey
Janet MacNeill	Janet MacNeill
Kevin Bruce	Kevin Bruce
GEORGE CARPENTER	George Carpenter
Antoinette Diggs	Antoinette Diggs
William McNeil	William McNeil
Sheldon Cox	Sheldon Cox
Cason Tremblay	Cason Tremblay

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PRINT NAME	SIGNATURE
Melissa Misener	<i>[Handwritten Signature]</i>
Chris Hannah	<i>[Handwritten Signature]</i>
Rosemary McCormick	<i>[Handwritten Signature]</i>
Patricia Clarke	<i>[Handwritten Signature]</i>
THOMAS HUE	<i>[Handwritten Signature]</i>
Carmen Faber	<i>[Handwritten Signature]</i>
Paul Theriault	<i>[Handwritten Signature]</i>
N. Theriault	Nicole Theriault
MELBA GOODWIN	<i>[Handwritten Signature]</i>
BURT GOODWIN	<i>[Handwritten Signature]</i>
T. Seguin	Theresa Seguin
Ron Seguin	RON SEGUIN
Evelyn Smith	<i>[Handwritten Signature]</i>
DEATH TAKER	<i>[Handwritten Signature]</i>
Kyle Baker	Kyle E Baker
Ray Melanson	Ray Melanson
Blaine Crnic's hand	<i>[Handwritten Signature]</i>
Harry Borral	Jimmy E Borral
JOANNE HOBBS	<i>[Handwritten Signature]</i>
H.B. Faber	H.B. Faber

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PRINT NAME	SIGNATURE
Benjamin Piche	<i>Benjamin Piche</i>
Lisa Swinamer	<i>Lisa Swinamer</i>
Ken Swinamer	<i>Ken Swinamer</i>
Ellen Seaward	<i>Ellen Seaward</i>
Corey Seaward	<i>Corey Seaward</i>
Shawna Bellefleur	<i>Shawna Bellefleur</i>
Sarah Bezanon	<i>Sarah Bezanon</i>
* Miha Jonas	<i>Miha Jonas</i>
* C. Frizzle	<i>C. Frizzle</i>
* Ashley Keizer	<i>Ashley Keizer</i>
Valerie Donovan	<i>Valerie Donovan</i>
Heather Shaw	<i>Heather Shaw</i>
Megan Lynch	<i>Megan Lynch</i>
Donna Moulton	<i>Donna Moulton</i>
Kwan Bradley	<i>Kwan Bradley</i>
Peter Bradley	<i>PETER BRADLEY</i>
<i>Blaine Thubert</i>	<i>BLAINE THUBERT</i>
Tyrone Savoy	<i>Tyrone Savoy</i>
Joyce Sunfield	<i>Joyce Sunfield</i>
Pat Spencer	<i>Pat Spencer</i>

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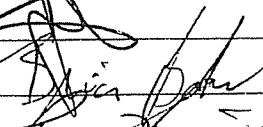
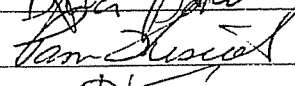
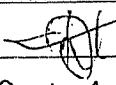
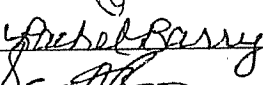
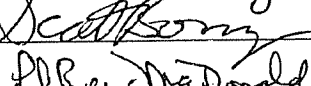
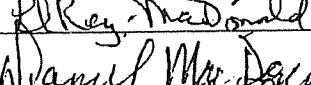

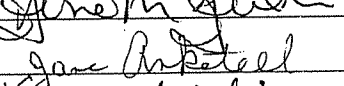
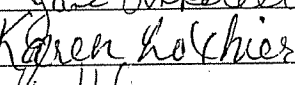
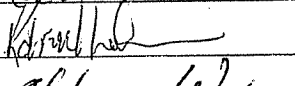


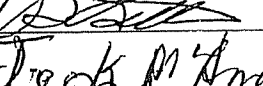
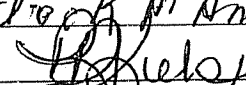
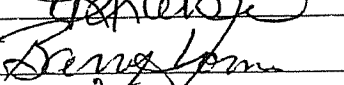
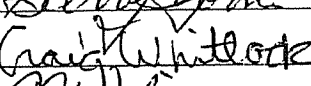
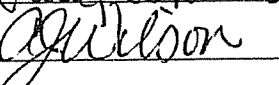


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PRINT NAME	SIGNATURE
Amie McGraw	<i>Amie McGraw</i>
John Beaton	<i>John Beaton</i>
FRAN HALVORSEN	<i>Fr Halvorsen</i>
WAYNE FAULKNER	<i>Wayne Faulkner</i>
Flaine MacLellan	<i>Flaine MacLellan</i>
Jac McCallan	<i>Jac McCallan</i>
DeRim Waldi	<i>DeRim Waldi</i>
STEVEN MERLIN	<i>Steven Merlin</i>
Jackie Dierman	<i>Jackie Dierman</i>
KEVIN CAMERON	<i>Kevin Cameron</i>
DARR CAMERON	<i>Darr Cameron</i>
CHAUNTEL MacTavie	<i>Chaunte MacTavie</i>
Beverly Fleet	<i>Beverly Fleet</i>
Stephanie Kalcourt	<i>Stephanie Kalcourt</i>
MAVIE MORRIS	<i>Mavie Morris</i>
DARYL GRIK	<i>Daryl Grik</i>
Colleen Conrad	<i>Colleen Conrad</i>
Stephanie Piche	<i>Stephanie Piche</i>
Treva Piche	<i>Treva Piche</i>
Madison Piche	<i>Madison Piche</i>

Support Petition for Retirement Village in Lake Echo

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PRINT NAME	SIGNATURE
Jason Fenwick	
Brian Baker	
Kam Hiscock	
Doug Tucker	
Bachel Barry	
Scott Barry	
Linda-Lou Ray MacDonald	
Daniel Mac Donald	
Jane Seiber	
Jane Anketell	
Karen Kolkier	
Kirkson	
Helen Wiper	
ESSICA Billard	
Blittle	
Jack Andrew	
Patsy Kelsie	
Berna Kern	
Craig Whitlock	
A.J. Wilson	

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PRINT NAME	SIGNATURE
Melda Hodder	<i>Melda Hodder</i>
Betty Hunt	<i>Betty Hunt</i>
Doug Hunt	<i>Doug Hunt</i>
Barry Hodder	<i>Barry Hodder</i>
Natasha Townsend	<i>Natasha Townsend</i>
Catherine Townsend	<i>Catherine Townsend</i>
ROBERT BILLARD	<i>Robert Bellard</i>
Julie Myers	<i>Julie Myers</i>
KEN HARDING	<i>Ken Harding</i>
Cory Appleton	<i>Cory Appleton</i>
CONRAD BAKER	<i>Conrad Baker</i>
GERALD RILEY	<i>Gerald Riley</i>
JULIE BAKER	<i>Julie Baker</i>
KEN BAKER	<i>Ken Baker</i>
PATSY SLAUNWHITE	<i>Patsy Slawwhite</i>
ROBERT BASTIEN	<i>Robert Bastien</i>
DONNA BASTIEN	<i>Donna M. Bastien</i>
Kelly D Slawwhite	<i>Kelly D Slawwhite</i>
Jeff Creeper	<i>Jeff Creeper</i>

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PRINT NAME	SIGNATURE
Nancy Trenchard	<i>Nancy Trenchard</i>
MARTIN LANDRY	<i>Martin Landry</i>
Dave Hunt	<i>Dave Hunt</i>
Brittany Cumpay	<i>Brittany Cumpay</i>
Don Murphy	<i>Don Murphy</i>
Bernadette Murphy	<i>Bernadette Murphy</i>
Doug Burt	<i>Doug Burt</i>
Gerry Tanton	<i>Gerry Tanton</i>
Silvere Priest	<i>Silvere Priest</i>
Kevin Hopkins	<i>Kevin Hopkins</i>
Andrew Smith	<i>Andrew Smith</i>

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PRINT NAME	SIGNATURE
Pat Goodall	Pat Goodall
TREVOR OXON	Trevor Oxon
Doug Barkhouse	Doug Barkhouse
cyng smart	G.S.
* ALTON BOUTILIER	Alton Boutilier
Mark Hull	Mark Hull
ERIC COOPER	Eric Cooper
JOHN SPURRELL	John Spurrell
JOHN BRANDY	John Brandy
Greg Barton	Greg Barton
Judy Barton	Judy Barton
Jeanne Conrod	Jeanne Conrod
Katherine Cross	Katherine Cross
Pat Cross	Pat Cross
Arthur Conrod	Arthur Conrod
JAMES SUTHERLAND	James Sutherland
Beryl Tanner	Beryl Tanner
Dwayne Bisson	3005 Hwy #7
AMANDA LOWERY	Amanda Lowery
Sheila L. Power	39 Carlisle Dr

11/5/16

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PRINT NAME	SIGNATURE
M. McKay	M. McKay
C. Jeffrey	C. Jeffrey
Roberta K... ..	Roberta K... ..
DAVE THOMPSON	D. Thompson
Dunne Murphy	Dunne
Brenda Sheilborn	
LIONEL MASON	L. Mason
S. KELLER	S. Keller
S. Gopin	S. Gopin
B. MacEwan	B. MacEwan
Judy Mason	Judy Mason
	Kevin Mason

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PRINT NAME	SIGNATURE
Les Sprague	Les Sprague
CRYSTAL RAMSAY	C. Ramsay
RAY WACH	Ray Wach
Stacy Cooren	Stacy Cooren

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PRINT NAME	SIGNATURE
M. P. MATTHEW	M. P. Matthews
Roy Bonjal	Roy Bonjal
Valerie Thomas	Valerie Thomas
Mike Thomas	Mike Thomas
Norreen Matthews	Norreen Matthews
WJ Biss	WJ Biss
Jackie Zorychko	Jackie Zorychko
CYRIL COLFORD	Cyril Colford
AUDREY COLFORD	Audrey Colford
Thelma Clarke	Thelma Clarke
Stan	Stan
Margen Murphy	Margen Murphy
Florence Mackinnon	Florence Mackinnon
Teda Audrey Bibson	Teda Bibson
Audney Gibson	Audney Gibson
Stephen Gillis	Stephen Gillis
Mary Gillis	Mary Gillis
Shayne Matthews	Shayne Matthews

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Support Petition for Retirement Village in Lake Echo

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PRINT NAME	SIGNATURE
JOHN MACFIE	<i>[Signature]</i>
Janef Macfie	<i>[Signature]</i>
ROSEANNE CURRIE	<i>[Signature]</i>
ALLAN CURRIE	<i>[Signature]</i>
BRIAN WIDDISON	<i>[Signature]</i>
<i>[Signature]</i>	D. KING
* LINDA HARNE	<i>[Signature]</i>
* DONALD SUMMERS	<i>[Signature]</i>
NICOLLE TOMASEVIC	<i>[Signature]</i>
Robert Ince	<i>[Signature]</i>
Steven Munro	<i>[Signature]</i>
Michelle Munroe	<i>[Signature]</i>
Joel Higgins	<i>[Signature]</i>
Janette Curtis	<i>[Signature]</i>
GLEN RENNIE	<i>[Signature]</i>
Laura Sab	<i>[Signature]</i>
Lorraine Cross	LORRAINE CROSS
A. Brown	ALFRED BROWN
Donna Rhyno	Donna Rhyno
Sue Fraser	<i>[Signature]</i>

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Support Petition for Retirement Village in Lake Echo

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PRINT NAME	SIGNATURE
Donald C. Evans	<i>Donald Evans</i>
Matt Harrington	<i>Matt Harrington</i>
Kory Harrington	<i>Kory Harrington</i>
Greg Splors	<i>Greg Splors</i>
JESSE BARNABY	<i>Jesse Barnaby</i>
Bryan Nielsen	<i>Bryan Nielsen</i>
Jennifer Harding	<i>Jennifer Harding</i>
Greg Bowden	<i>Greg Bowden</i>

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Support Petition for Retirement Village in Lake Echo

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PRINT NAME	SIGNATURE
Barth Riley	[Signature]
BRUCE RILEY	Bruce Riley
SHARON RILEY	Sharon Riley
DAVE Theriault	David Theriault
Glen Theriault	Glen Theriault
Brenda King	Brenda King
TROY KING	Troy King
[Name]	[Signature]
Darlene Messervey	[Signature]
Curtis Messervey	[Signature]
Brenda Galbraith	Brenda Galbraith
Bill [Name]	[Signature]

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PRINT NAME	SIGNATURE
LINDA SCOTT	Linda Scott
PETER FIELD	Peter Field
Tyler Y	Tyler Y
Chris Lightfoot	Chris Lightfoot
Roger Sears	Roger Sears
Tom Marks	Tom Marks
G. PARSONS	G. Parsons
Karen Cooke	Karen Cooke
Len Mitchell	Len Mitchell
MURRAY LYCAN	Murray Lycan
BRANDON HAWES	Brandon Hawes
VERN WEBBER	Vern Webber
Andrew Dymond	Andrew Dymond
Colin Pugh	Colin Pugh
ROB KAWAUGH	Rob Kawawugh
JAMES CARTER	JAMES CARTER
Doris Carter	Doris Carter
F. HOBAN	F. Hoban

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PRINT NAME	SIGNATURE
Mike Pemo	[Signature]
Doreen Kennedy	[Signature]
Lina [unclear]	Lisa Day
Marie Gill	[Signature]
Marcy Gibbons	[Signature]
Debbie Gill	Debbie Gill
George Gill	George Gill
Laura Lorette	Laura Lorette
Susan Smith	Susan Smith
Stephen Crosby	Stephen Crosby
Heather Ross	[Signature]
Christina MacMillan	[Signature]
Crosby	[Signature]
Murray Hatch	[Signature]
Shirley Hatch	Shirley Hatch
Shelly Bennett	Shelly Bennett
[unclear] Hatch	Bobby Hatch
Ed Lapierre	Ed Lapierre

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PRINT NAME	SIGNATURE
Ray Boyd	[Signature]
Ray Boyd	[Signature]
[Signature]	[Signature]
K Buchanan	[Signature]
K watts	[Signature]
Il Weinotte	[Signature]
Jordan Weinotte	[Signature]
Kirk Woodfield	[Signature]
Gloria Weinotte	GLORIA WEINOTTE
Peter Leuy	[Signature]
Donna R-Leuy	[Signature]



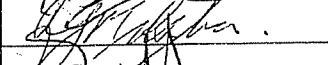
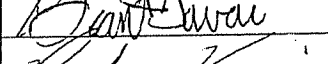
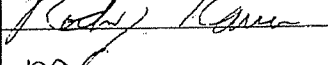
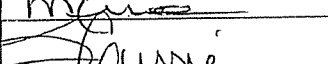
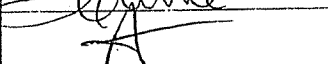
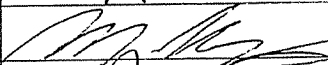
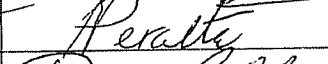

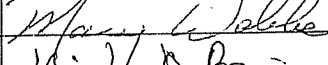
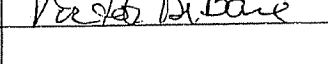

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PRINT NAME	SIGNATURE
Sheila Robia	Sheila Robia
Leigh Delorme	Leigh Delorme
Benny Delorme	Benny Delorme
THOMAS CURRAN	T.H. Curran
Pam Johnston	Pam Johnston
WAYNE LAWRENCE	Wayne Lawrence
DJ Sullivan	DJ Sullivan
Wendy Tanner	W Tanner
Melinda Trask	M Trask
Lori Gillett	L Gillett
Ray Stone	R Stone
Ken Hamilton	Ken Hamilton
Edna Wells	Edna Wells
Anita Murphy	Anita Murphy
LINDA MACDONALD	Linda MacDonald
PAUL DESPAINES	Paul Despain
Dawn Fulton	Dawn Fulton
Loraine Girdy	Loraine Girdy
Susan Grady	Susan Grady
Tracy MacDonald	Tracy MacDonald

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PRINT NAME	SIGNATURE
AL Psttier	
Scott MacLen	
Rick Middleton	
Grant Savole	
Rod Kason	
MIKE CURREE	
Sherette Currie	
Mike Hapkin	
Ally Martin	
Gerette	
Varren Pellerin	
MARY WESBER	
Victor DeBaie	

Porter's Lake SENIOR'S Club

(52)

Support Petition for Retirement Village in Lake Echo

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PRINT NAME	SIGNATURE
Steve Stewart	<i>[Signature]</i>
Imma Jeffries	<i>[Signature]</i>
BEV RUSSELL	<i>[Signature]</i>
BOB FESSENER	<i>[Signature]</i>
Chanelle Bonawit	<i>[Signature]</i>
Bonnie Bonawit	<i>[Signature]</i>
Ruth Keit	<i>[Signature]</i>
Sherald Faulkner	BERALD FAULKNER
STERLING BRUCE	<i>[Signature]</i>
Kaye Patterson	<i>[Signature]</i>
Ervin Patterson	<i>[Signature]</i>
KAY BRUCE	<i>[Signature]</i>
R. Benjamin	<i>[Signature]</i>
Phil [unclear]	
Rose Bantley	<i>[Signature]</i>
Helen Purcell	<i>[Signature]</i>
PEARL EULOTT	<i>[Signature]</i>

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Support Petition for Retirement Village in Lake Echo

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PRINT NAME	SIGNATURE
AL BAKER	<i>[Handwritten Signature]</i>
Dawn Schlosser	<i>[Handwritten Signature]</i>
ALLAN DAERUMPLE	<i>[Handwritten Signature]</i>
Jami Ward	Jami Ward
STEVE MILE	<i>[Handwritten Signature]</i>
Lyn miles	Lyn miles
Deirdre Iverson	<i>[Handwritten Signature]</i>
Josh Canning	<i>[Handwritten Signature]</i>
Doug Miles	<i>[Handwritten Signature]</i>
Guoone Betts	Guoone Betts
Pam Rothwell	Pam Rothwell
DAVE Rothwell	DAVE Rothwell
STAN Betts	STAN Betts
Bob Crooks	Bob Crooks
Robert Fraser	Robert Fraser
DEBORAH FRASER	Deborah Fraser
Joan T Fraser	Joan T Fraser
Ryland Fraser	Ryland Fraser
Randy Mills	Randy Mills
Bob Miles	Bob Miles

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PRINT NAME	SIGNATURE
Ryan Hartley	Ryan Hartley
Mike Driscoll	Mike Driscoll
LARRY FISHER	Larry Fisher
BETH Quinn	Beth Quinn
DAVE COVEY	Dave Covey
Bernie MILTON	Bernie Milton
Stephen Tate	Stephen Tate
D. ALLINSON	D. Allinson
Norman L.	Norman L.
D. THOMSON	D. Thomson
CLEVE COLLEY	Cleve Colley
DAVID HARES	David Hares
Chiffons Sutherland	Chiffons Sutherland
John Macdonald	John Macdonald
Bob Mackinnon	Bob Mackinnon
Valerie Bruce	Valerie Bruce
Miriam Englund	Miriam Englund
Cathy Clark	Cathy Clark
Charles Grant	Charles Grant
JASON MALLOY	Jason Malloy

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Support Petition for Retirement Village in Lake Echo

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PRINT NAME	SIGNATURE
May O'Connor	May O'Connor
Chris Kravandwitz	Chris Kravandwitz
Ken Kravandwitz	Ken Kravandwitz
Debbie Beaver	Debbie Beaver
Judy Melanson	Judy Melanson
Stella Bonny	STELLA BONNY
Linda Harten	LINDA HARTEN
Jeanne MacNeil	J MacNeil
Stella Baker	Stella Baker
Tanya Lee Robicheau	Tanya Lee Robicheau
WENDY MYATT	Wendy Myatt

58

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PRINT NAME	SIGNATURE
Cristal Stephens	Cristal Stephens
Jeff Belanger	Jeff Belanger
Catherine Durkee	Catherine Durkee
Wayne Durkee	Wayne Durkee
Isabelle Connors	Isabelle Connors
Alanna Bernier	Alanna Bernier
Irene Rose	Irene C. Rose
Tom Rose	Tom Rose
Ralph Jacobs	Ralph Jacobs
Marilyn Jacobs	Marilyn Jacobs
Patsy Robertson	Patsy Robertson
Sandra Robertson	Sandra Robertson
Jean Robertson	Jean Robertson
Kimberly Anderson	Kim Anderson
Scott Anderson	Scott Anderson
Brian Robertson	Brian Robertson
Pam Young	Pam Young
Danny Young	Danny Young
Stephen Leary	STEPHEN LEARY
L. Melanson	L. Melanson

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Support Petition for Retirement Village in Lake Echo

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PRINT NAME	SIGNATURE
Gloyd Day	<i>Gloyd Day</i>
April Osmond	<i>April Osmond</i>
Scott Osmond	<i>Scott Osmond</i>
Ken Ketchum	<i>Ken Ketchum</i>
Ken Ketchum	<i>H P Ketchum</i>
Diane Redman	<i>H D Redman</i>
Margie Trueman	MARSCIE TRUEMAN
RON TRUEMAN	<i>Ron Trueman</i>
GERALD ROMO	<i>Gerald Romo</i>
WELDON	<i>Weldon Romo</i>
Earl Romo	<i>Earl Romo</i>
Diane Romo	<i>Diane Romo</i>
J. Slavenwhite	<i>J. Slavenwhite</i>
Melissa Doane	<i>Melissa Doane</i>
Jeff Doane	<i>Jeff Doane</i>
Helen Cousins	<i>Helen Cousins</i>
Roland Cousins	<i>Roland Cousins</i>

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Support Petition for Retirement Village in Lake Echo

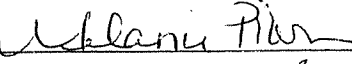
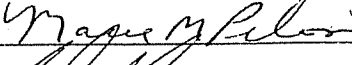
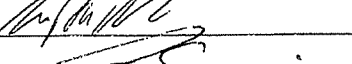


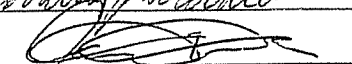
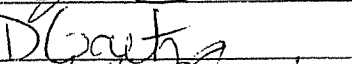
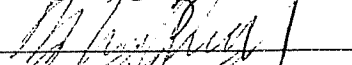
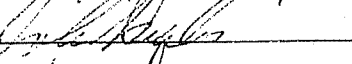
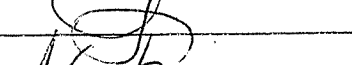
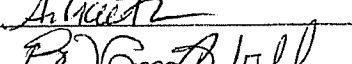
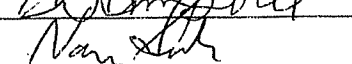
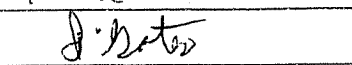

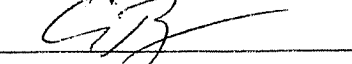
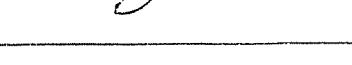
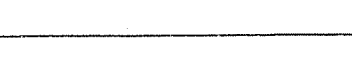
Developer Paul Norwood of Mountainview Mobile Home Park Ltd. has made an application to Halifax Regional Municipality (case number 01278) to amend districts 8 & 9 Municipal Planning Strategy to provide the opportunity to develop a Retirement Village / Mobile Home Park in Lake Echo. We the undersigned are in complete support of this proposed project going ahead and ask that you, our elected Councillors, approve Mr. Norwood's application by way of development agreement because we feel that this project will be a good fit in our community.

PRINT NAME	SIGNATURE
Amy Gurderson	Amy Gurderson
Ashley Bellefontaine	Ashley Bellefontaine
Leah Gerrard	Leah Gerrard
Steve Manley	Steve Manley
Amy Baur	Amy Baur
Nick Bellefontaine	Nick Bellefontaine
DAVID GIBBS	David Gibbs
Tanya Cousins	Tanya Cousins
Robert Bonary	Robert Bonary
Charneill Jordan	Charneill Jordan
ANGEL BONARY	Angel Bonary
Fran Purdy	Fran Purdy
Christine Hallett	Christine Hallett
STEVE HALLETT	Steve Hallett
Kyle Hallett	Kyle Hallett
Jan M	Jan M
JEANNE BONN	Jeanne Bonn
Donna Baker	Donna Baker

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Support Petition for Retirement Village in Lake Echo

Developer Paul Norwood of Mountainview Mobile Home Park Ltd. has made an application to Halifax Regional Municipality (case number 01278) to amend districts 8 & 9 Municipal Planning Strategy to provide the opportunity to develop a Retirement Village / Mobile Home Park in Lake Echo. We the undersigned are in complete support of this proposed project going ahead and ask that you, our elected Councillors, approve Mr. Norwood's application by way of development agreement because we feel that this project will be a good fit in our community.

PRINT NAME	SIGNATURE
Melanie Pilon	
Marie Pilon	
Leo Purcell	
LEO SEGUIN	
Ken Hudson	
Andy Haddow	
Davey Anderson	
Danette Guetz	
MURRAY PURCELL	
Paul Peabbs	
Christine	
Amunda Guetz	
BRIAN CAMPBELL	
NORM SAWH	
DAVID GATES	
DAVID EARLE	
Craig Rogers	

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PRINT NAME	SIGNATURE	ADDRESS
Dean Hatch	<i>Dean Hatch</i>	
JACQ OR MYR	<i>JACQ OR MYR</i>	
<i>Deborah</i>	<i>Deborah</i>	
Deborah	<i>Calynn Cooper</i>	
MARCEL VERRETTIE	<i>Marcel Verrettie</i>	
VICARST DeBaie	<i>Vicarst DeBaie</i>	
Nancy DeBaie	<i>Nancy DeBaie</i>	
ANNE ERNST	<i>Anne Ernst</i>	

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PRINT NAME	SIGNATURE
Julie Boutlier	Julie Boutlier
Mary Boutlier	Mary Boutlier
Jane Boutlier	Jane Boutlier
Heleen Dixon	Heleen Dixon
Utah Dixon	Utah Dixon
Dorothy Ernst	Dorothy Ernst
JONITHAN ERNST	Jonathan Ernst
Rose Baker	Rose Baker.
David Baker	David Baker
John Richer	John Richer
Gold Wright	Gold Wright
Sandra Wright	Sandra Wright
Carla Riley	Carla Riley
Mary Williams	M Williams
JAMES SMITH	J Smith
Tanya Smith	T Smith
KAROL COOKS	K Cooks
NANCY TRENCHARD	N Trenchard
Kimberley Grant	K Grant
Betty Humeau	

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PRINT NAME	SIGNATURE
Melvin Bellefontaine	Melvin Bellefontaine
Belinda Richard	Belinda Richard
Jimmy Maurice	Jimmy Maurice
William Clarke	William Clarke
Vaughan Borgal	Vaughan Borgal
Cheryl Borgal	Cheryl Borgal
* Henry Sparks	Henry Sparks
BRIAN HAW	Brian Haw
Jim Coyle	Jim Coyle
* Rhonda Mathieu	Rhonda Mathieu
Marina Newcombe	Marina Newcombe
* Helen Halloran	Helen Halloran
* Alice Doane	Alice Doane

2

66

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PRINT NAME	SIGNATURE
CINDY BAKER	<i>Cindy Baker</i>
Shirley Morrison	<i>Shirley Morrison</i>
Aaron Casimichals	<i>Aaron Casimichals</i>
Sarah McNamara	<i>Sarah McNamara</i>
L. Mashou	<i>L. Mashou</i>
C. Tait	<i>C. Tait</i>
BOB WARNER	<i>Bob Warner</i>
Joe Jovette	<i>Joe Jovette</i>
Monica Greene	<i>Monica Greene</i>
Anton Howe	<i>Anton Howe</i>
Carolina Turner	<i>Carolina Turner</i>

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ENVIRONMENTAL DESIGN AND MANAGEMENT LIMITED
PLANNING • ECONOMICS • ECOLOGY • ENGINEERING • GEOMATICS

HALIFAX REGIONAL
MUNICIPALITY

JUN 07 2010
S.G.
MUNICIPAL CLERK

Councilor Streach
Councilor Dalrymple
Councilor Hendsbee

RE: Case 01278: MPS Amendments to permit a mobile home development in Lake Echo

Dear Members of Community Council:

Attached to this letter please find information not included in the staff report on this application. The information includes:

1. Information on the Proposed Units.
2. Information received from the public supporting the application, including minutes of a public information meeting held by the applicant Paul Norwood that was well attended in the community.

1. Proposed Units:

On April 22, 2010, Mr. Norwood provided information to staff on the proposed units; this information is attached. As you may be aware, there have been significant changes in the mobile and modular home industry, with the units becoming visually indistinguishable from each other. The differences between the two are now limited to floor joist spacing, electrical panel location, and other minor interior elements; from the exterior they can be indistinguishable. Included also is an email from Maple Leaf homes, confirming that the units as proposed by Mr. Norwood can have either a "mobile" or "modular" home approval number. Staff confirmed that the units proposed by Mr. Norwood (if stamped with "modular" approval) would be eligible for a single-family home building permit on a lot on any street in any subdivision in the Municipality.

In the staff report, staff recommend that the application be rejected based on "community character". In their recommendation, they rely on the MPS section pertaining to Wonderland Mobile Home Park: *"At the present time the park accounts for approximately twenty-two percent of the dwellings in the community and it is felt that this proportion is sufficiently high for this type of residential development. The Designation, therefore, does not support any new mobile home parks"*.

The MPS concern pertaining to community character is defined clearly - it references the character of a specific mobile home park (Wonderland) and the policy is located under the title "Wonderland Mobile Home Park". The character of Wonderland could not be further from the character of what is being proposed by Mr. Norwood. Wonderland represents a very dense form of development, with limited openspace, and with long thin units that

resemble a shipping container on a transport truck. What is proposed by Mr. Norwood are units which resemble small single family homes (and in fact could be labeled as such if so requested), that are located at a very low density (same density as a rural single family home subdivision, 1 unit/2 acres), and with significant openspace created by clustering the homes and leaving large areas of natural woodland and lake frontage open for all to share.

The Regional Municipal Planning strategy encourages affordable housing and seniors housing, which are becoming increasingly difficult to obtain in the core. Lake Echo is a wonderful location for seniors housing as this development type exerts much less pressure on Municipal infrastructure (schools, transportation, policing, recreation, and fire) than single family housing. Agency comments on the application, as indicated in the staff report, suggest that there is capacity within the Municipality for the application. In addition, traffic studies for seniors focused development demonstrate that this type of development contributes significantly less vehicles to the peak traffic volumes than a typical single family home subdivision.

We submit that there is no "community character" difference between what Mr. Norwood could do on his land through an openspace subdivision application (with single family homes and a land based condominium) and what is being requested in this application as a mobile home park. There is, however, a very significant difference with respect to affordability. In a mobile home park (like a land based condominium) residents have their landscaping, street maintenance, road plowing, sewer and water systems, etc. looked after for them. For many seniors, this is a critical aspect of their decision-making – they are no longer able or willing to look after these things for themselves. The key difference between the land-based condominium and a mobile home park, is that in the mobile home park they don't have to make a capital investment in land in order to obtain these services, but instead lease the land and the associated services. Fundamentally, the only difference is a business model. An apartment building and a condominium building in the downtown can look identical, and each offer maintenance personnel to perform repairs, but each offers a very different business model that appeals to different abilities to make capital investments. For many seniors, this affordability issue is critical. In addition, when families have health concerns that may require flexibility, the opportunity to lease and invest less money may be critically important.

1. Community Support:

On March 19, 2010, Mr. Norwood hosted a public information meeting on the application that was very well attended. The minutes from this meeting were provided to staff and are attached to this letter. Also attached are additional letters and emails of community support that were not attached to the staff report.

At the March 19th meeting, we presented to the community on Mr. Norwood's behalf, responded to questions, and since then have reviewed a great deal of the communication from the organization "Citizens for Responsible Development". At the March 19 meeting, members of this organization spoke and made clear that they did not wish to discriminate against residents of Wonderland Mobile Home park, and that their issue was not the look of the mobile home park, but other issues, and in particular, environmental concerns.

In the past, mobile home parks have been fraught with environmental problems, including densities that were too high and sewage treatment facilities that were inappropriately sized

and/or maintained, resulting in water quality concerns. It is not surprising that the public is concerned about these aspects as this has been their experience in the past.

As with changes in the look of mobile homes, sewage treatment technologies for all types of development have improved significantly. Sewage treatment systems that discharge directly into lakes are generally no longer permitted in the Province regardless of their type of development (including Municipal sewage treatment plants). The sewage treatment system proposed by Mr. Norwood is to provincial standard, and staff acknowledge in their conclusion that the development agreement provides sufficient control to protect the environment.

We believe that if the public understood that the environmental controls implemented by Council and Staff were equivalent or more stringent than single family development, as it is possible to provide by way of development agreement, that opposition to the development would be significantly reduced.

2. Alternatives

Staff have provided Council with three alternatives. We believe that Alternative 2 is consistent with the intent of the MPS and the "community character" of Lake Echo, if the unit type specified in the Amendments is as proposed by the Applicant.

Yours truly,
Environmental Design & Management

Margot Young, MCIP

Proposed Retirement Village Lake Echo, Nova Scotia

Paul Norwood, Mountainview Mobile Home Park Ltd., Developer

Minutes of Information Meeting – Friday, March 19th, 2010
Lake Echo Community Centre (Gymnasium)

Attendance: See attached attendance sheets

Guest speakers:

Margot Young – EDM Environmental Design and Management Ltd.

Ken Reardon, P. Eng. – Atlantic Purification Systems Ltd.

Tom Austin, P. Eng – ABL Environmental Consultants Ltd.

Duncan Cann – General Manager, Patterson Sales

Jim Colford – Mediator called information session to begin at 7:10pm

Purpose of gathering was to discuss the proposed Retirement Village project in respects to environmental concerns and accommodate any preconceived concerns from the residents Lake Echo and surrounding communities and the application to HRM to amend the Districts 8 & 9 Municipal Planning Strategy to provide the opportunity to develop a Mini Home Retirement Park.

Paul Norwood, Developer

- Introduced himself as the developer and provided family background of living and working in the Lake Echo/Porters Lake area
- Provided this opportunity for the residents to acquire accurate information on the proposed Retirement Village

Margo Young

- Employed by a private firm, EDM Environmental Design and Management Ltd.
- Has reviewed the proposed amendment application from Mr. Norwood, which is currently on file – open space subdivision and sewage treatment system proposed
- Has reviewed the past minutes of community meetings
- Has a working relationship with Darryl Joudrey, HRM Staff Planner
- Provided slide presentation regarding the proposed amendment to the Planning Strategy for Districts 8 & 9
- Mixed Use Zone (1989) that is current, Mr. Norwood would like to see amended for the project
- Rural Enterprise Zone – mobile homes were excluded
- New Open Space Subdivision – 2006 – now more options available for development due to technology and availability of goods and services – i.e. Wastewater Treatment Plants
- Provided slide presentation on designs of communities – single family dwellings – R1 and Mini home parks
- Currently 6.3% of homes in Lake Echo are rented, most are owned

Duncan Cann, General Manager Patterson Homes

- Provided overview of Patterson Homes
- Reviewed building standards being used for mini homes today – exceeding code requirements
- Maple Leaf homes has won many Quality Awards
- Indicated that the proposed Retirement Village would include comfortably spaced lots, walking trails, landscaped lots, gardens, paved roads and driveways

Tom Austin, MSc., P. Eng.

- Provided background on his experience, skills and knowledge
- Provided an overview of the proposed Waste Water Treatment System
- Proposed a cluster of 50 units (mini homes) for each Waste Water Treatment System
- Will research and design the best system for this project
- Department of Environment will approve the design and system
- No sewage will go into the local lakes or water courses
- No final decision on the system until approval is made for the amendment of the proposed project to the Planning Department of HRM

Ken Reardon, P. Eng.

- Provided background on his experience and past projects
- Provided a slide presentation on the traditional systems for septic/sewer and then showed proposed system – “ADVANTEX” ax 100 Treatment Systems (www.orengo.com)
- The system is: a recirculating filter that’s configured like a recirculating sand filter – a packed bed filter technology. Is reliable and low-maintenance. See attached.
- An “operator” will be assigned to the system to oversee the function at all times
- Sample of this system was made available for attending residents of information session to review and ask questions

Information presentation ended at 8:03pm – by Jim Colford

Questions/Comments

1. Sandy Naugle
 - Lives in Lake Echo mini home park since 1981
 - Offended by the petition as she was not made aware of it. Felt people in the mini home park were discriminated against

2. Dan Regan
 - Wanted to know if there were any statistics available that would prove that a retirement facility was needed in Lake Echo. Asked the group how many people were between the ages of 49-59
 - Discussion with Duncan Cann and Mr. Regan regarding that even though there may not be enough 55+ citizens in Lake Echo, the retirement village will be available for anyone from any community across Canada
 - Concern regarding water availability – number of times a toilet would be flushed
 - Discussed that mini homes use less gallons of water per day than a traditional family home
 - Discussion regarding soil – Ken Reardon, P. Eng. addressed this concern – will have to find the “right” soil to accommodate required needs of System. Has to be approved by Department of Environment

3. Gary Robertson
 - Has lived in Porters Lake/Lake Echo for 35 years. “Paul Norwood does everything with integrity.”

4. Sue Duncan
 - Concerned that this with a potential zoning change...what does this mean for the future of this Retirement Village. If it is sold, can other developments occur, can families now move in
 - Margo Young – addressed this issue and said that this cannot occur
 - Discussion regarding Paul Norwood’s land being adjacent to a Wilderness area and what concerns need to be addressed. Paul Norwood addressed this and said that the Retirement Village will not affect this land area. Various other government departments will ensure this

5. Mark Baker
 - Said he had the communities interest at heart
 - Concerned that the mini home parks residences were not consulted regarding the petition
 - Asked how many mini homes were planned, 350 over eight to ten years, if approved

6. Terry Bagnall
 - Proud to be a mini home owner, takes pride in her home and she is no different than any other home owner, she pays taxes too. “I trust Paul, and look forward to one day moving to a place like that”

7. Rod Naugler
 - Concerned with the possibility of land/home value changes
 - Concerned with policy of 55+ residents will actually be the persons moving in to this Village. Paul Norwood would confer with his lawyer and the Residential Tenancy Board.
 - How will the screening occur? Paul Norwood indicated on the application form and some form of ID if required

- Margo Young indicated that when property values are evaluated, homes of comparison are compared "apples to apples"
 - Discussion regarding wastewater system: what happens if there is a power failure, how often system is pumped, what happens if a plastic bag gets stuck? Ken Reardon, P.Eng answered all these questions...system can handle all these concerns
8. Gunther Faber
 - Is community minded
 - Not happy that the petition did not go to the mini home parks
 - Is in favor of the Retirement Village
 9. Darlene Shaw
 - Asked how the traffic volume would be dealt with. Paul Norwood indicated that access in and out could be on Circle Drive or Churchlake Drive
 - Concerned that discrimination takes place when you say the Village is for 55+
 - Wanted to know what the attraction for this demographic of people would be
 10. Steve Hawes
 - Believes that this is a "great project". "Lets build the community"
 11. Wendy Russell
 - "Congratulates Paul for this development", "Glad you are looking after the environment", "expand Lake Echo, get more people here, then we might get more services". "Thank you for the meeting, thank you for your seriousness"
 12. Yvan Jacquemin
 - "Paul is honest and will do it", "he is a leader"
 13. Gerry Myers
 - "Paul does a very good job". "you have to sign development agreements, Paul will make it happen"
 14. Ron Hollett -- Real estate agent
 - "hats off to the people to develop it", "it can be affordable", "bench mark for the country"
 15. Angela Smith
 - "What will the mini home park do for the community?" Paul Norwood answered by saying construction helps community grows, Amoyan development group has also purchased land in Lake Echo for possible housing development
 16. Jan Helgason
 - Inquired about the Country Lake Estates. Paul Norwood did state that the owner of this development was now deceased. No one could answer her question
 17. Eileen Beiswanger
 - Commented how Mineville was able to attract a Medical Facility, by a local resident/doctor, and this would be an advantage for the people of the Retirement Village

18. Vaughan Borgal

- Wanted to know if lots would be rented or owned by the people. They will be rented. "Paul will do things on his own and well"

19. Sally Hinch

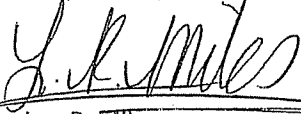
- Inquired about fire and safety services. Councilor David Hendsbee said "HRM is currently evaluating the Lake Echo and area requirements and with possible relocation"

Paul Norwood gave closing remarks:

- Thanked Councilor Hendsbee for coming
- Thanked all audience for coming
- He has the "best interest for the community"
- Indicated that he would be available after the meeting to address any additional concerns
- *"I am a man of my words"*

Information meeting closed by Jim Colford at 9:05pm

Respectively submitted:



Lyn R. Miles

March 29, 2010

Duncan Cann Minutes LE

My name is Duncan Cann and I manage Patterson Homes located at the corner of Forest Hills and Main Street. My family owned 2 mini home parks and I have been involved with the parks since I was old enough to go around with my father. Both Paul and I have grown up with this type of involvement in our family businesses. I started working with Patterson Homes approximately 2 years ago and took over the location last January. I met Paul Norwood several months ago and we spoke of developing a mini home park. It was at that time that we discussed the idea of a retirement village and how we thought it would be a great project and a benefit to the area. We are looking to set a high standard of living that would be a model for other development of this type to follow.

After my first meeting with Paul I knew he was someone that I would be comfortable working with. I do not work with all developers since I feel some do not have the same outlook as I do with regards to the community and other issues. Our proposed plan was to create a community for retirees

that would have large spacious lots, paved driveways and walkways, sheds, walking trails 2 park areas not including a park area up by the lake. There is also a plan for a club house at a later date. This development would bring in 350 new mini homes and provide revenue for businesses located in and around the area, it would create a new tax base.

I realized after a very short time that my decision to be involved in this project with Paul Norwood was a good one. Paul is a community minded person who has the areas best interests in mind and this has been echoed by many people who know him in the community. Paul goes beyond what is expected and would be doing so if this project gets approved. There was discussion about the lake being polluted and that would not be the case, a lot of time and effort was put into the planning for this park. Since Paul has been a member of the community and has relatives living on the lake why would he want to see it polluted. I am also in the area as a business person selling homes and if this project was not run the way it should it would reflect very negatively on my integrity and standing as a supplier. In closing I would like to say that this would be a great addition to the community and would provide retirees with a good quality of living.

minutes of meeting

From: T. Austin

Sent: March 25, 2010 5:55:58 PM

To: Paul Norwood

T. Austin of ABL Environmental consultants presented the wastewater treatment concept for the cluster development. Each cluster of homes will be treated in a modular treatment system using septic tanks, advantex filters, UV disinfection and treated effluent is disposed in an irrigation field in the upper soil horizon which is the most biologically active. The exact number of homes in any cluster will be recommended based on soil conditions in the irrigation areas and as approved by NSE. So there may be variations in the numbers of homes in each cluster but the concept has been developed based on 50 homes per cluster and 200 gallons per home per day. Our experience indicates that homes typically use between 100 and 125 gallons per day. This provides a safety buffer in the design of any cluster. The most important concept is that no effluent will be discharged to any water course. Like a septic system the water will be percolated into the soil. The high level of treatment ensures that the field is unlikely to fail as in a septic system which has minimal treatment before discharge to the ground. Each cluster will require separate approvals ensuring that each previous system must be successful or the next will not likely be approved by NSE. At this point Tom turned the floor over the Ken Reardon to discuss the particulars of the treatment technology.

T. Austin MSc. P. Eng.

ABL Environmental Consultants Ltd.

3/23/2010

Windows Live Hotmail Print Message

can oxidize or bind up contaminants such as personal care products, pharmaceuticals and metals.

- In some applications where high quality effluent is applied properly in intermittent doses, the infiltrative capacity of the soil is improved due to the high level of microbe activity.
- Treatment of most contaminants takes place within 4" of the dispersal tube so many jurisdictions opt to reduce the separation distances and drainfield sizes.
- These systems have the flexibility to be placed under lawns, boulevards, in flower gardens and in forests or along tree lines as long as they follow the contours and can drain properly.

Ken noted that the proposed new technology would not create any pollution issues for the lake. He identified that in a recent On-Site convention in Oregon they suggested that as many as 20-50% of older on-site systems were failing in many areas of North America. Considering this, Ken suggested that those with real concerns for the on-going viability of the lake should turn their attention to the many homes along the lake that have septic systems that are 10-40 years old. These systems were not subject to the same regulations and scrutiny that the proposed development would be subject to, and they would most likely present the largest single threat to the future of the lake.

Ken brought some of the AdvanTex equipment to the meeting and invited any interested persons to speak to him afterwards about any questions or concerns they may have.

END OF SUMMARY

Proposed Retirement Village

Attended meeting for proposed "retirement village", in
Lake Echo on March 19, 2010.

Name (Please Print)	Signature	Address (not required)
ZELDA GUIMOND	<i>Zelda Guimond</i>	
BRIAN WIDDISON	<i>B Widdison</i>	
RANDY CROOKS	<i>RANDY CROOKS</i>	
Nancy Trenchard	<i>Nancy Trenchard</i>	
Eugene Nauglet	<i>Eugene Nauglet</i>	
Eileen Beiswanger	<i>E Beiswanger</i>	
Bill McLaughlin	<i>Bill McLaughlin</i>	
Jackie Dearman	<i>Jackie Dearman</i>	
LOIS ADAMS	<i>Lois Adams</i>	
Judy JOHNSON	<i>Judy Johnson</i>	
WANDA MacRorie	<i>Wanda MacRorie</i>	
WILFRED MOTT	<i>W Mott</i>	
DAVID MacDONALD	<i>David MacDonald</i>	
BILL TOLLANY	<i>Bill Tollany</i>	
AUBREY RYAN	<i>Aubrey Ryan</i>	
KEN HARRISON	<i>Ken Harrison</i>	
PAUL MacNEIL	<i>Paul MacNeil</i>	
DOUG RHYNS	<i>Doug Rhyno</i>	
PAUL SMITH	<i>Paul Smith</i>	
WENDY KERR	<i>Wendy Kerr</i>	
Trevor MacDonald	<i>T MacDonald</i>	

Proposed Retirement Village

Attended meeting for proposed "retirement village", in
Lake Echo on March 19, 2010.

Name (Please Print)	Signature	Address (not required)
Anna Norwood	<i>ANorwood</i>	
ALLAN DALRYMPLE	<i>Alan Dalrymple</i>	
Alice Doane	<i>Alice Doane</i>	
Gunther Faber	<i>Gunther Faber</i>	
Joseph Greenough	<i>Joseph Greenough</i>	
J. Eddy.	<i>J. Eddy.</i>	
Rosanne Currie	<i>R. Currie</i>	
Nicole Townsend	<i>N. Townsend</i>	
Jim Dawson	<i>Jim Dawson</i>	
Mike Gaudreau	<i>Mike Gaudreau</i>	
CHRISTINE GAUDREAU	<i>Christine Gaudreau</i>	
Melda Hodder	<i>Melda Hodder</i>	
M. Baines	<i>M. Baines</i>	
Rod Dangler	<i>Rod Dangler</i>	
Heather Dunphy	<i>Heather Dunphy</i>	
Gary Stronach	<i>Gary Stronach</i>	
Brenda King	<i>Brenda King</i>	
CYRIL COLFORD	<i>Cyril Colford</i>	
Andrew M. Coates	<i>Andrew M. Coates</i>	
Loreen MacDonald	<i>Loreen MacDonald</i>	

Proposed Retirement Village

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Lake Echo on March 19, 2010.

Name (Please Print)	Signature	Address (not required)
37 SUSAN Mc GOWAN	<i>Susan McGowan</i>	_____
38 R. Price	<i>R. Price</i>	_____
39 Chris Messervey	<i>Chris Messervey</i>	_____
40 GHALEB AHI DAoud	<i>GHALEB AHI DAoud</i>	_____
41 DAVE CHEVREAU	<i>DAVE CHEVREAU</i>	_____
42 Jody McNeil	<i>Jody McNeil</i>	_____
43 Greg Wood	GARY PERKS	_____
44 J. NAUGLE	<i>J. Naugle</i>	_____
45 S. Connell	<i>S. Connell</i>	_____
46 J. Meggison	<i>J. Meggison</i>	_____
47 S. SMILES	<i>S. Smiles</i>	_____
48 A. LINDBERG	<i>A. Lindberg</i>	_____
49 R. POLLOCK	<i>R. Pollock</i>	_____
50 BRIAN VESTER	<i>Brian Vester</i>	_____
51 Tony Finch	<i>T. Finch</i>	_____
52 Sally Finch	<i>S. Finch</i>	_____
53 Wendy Russell	<i>W. Russell</i>	_____
54 Jean Anderson	<i>J. Anderson</i>	_____
55 Christina Boudas	<i>C.B.</i>	_____

Proposed Retirement Village

Attended meeting for proposed "retirement village", in
Lake Echo on March 19, 2010.

Name (Please Print)	Signature	Address (not required)
56 David Townsend	<i>David Townsend</i>	
57 Steven Munroe	<i>Steven Munroe</i>	
58 IRAZA CAMERON	<i>I. Cameron</i>	
59 Dana Cameron	<i>Dana Cameron</i>	
60 ALLAN CURRIE	<i>Allan Currie</i>	
61 GARY SPONAGHE	<i>Gary Spanghe</i>	
62 Gerald Crowe	<i>Gerald Crowe</i>	
63 SARAH DUNCAN	<i>Sarah Duncan</i>	
64 Betty Doane	<i>E. M. Doane</i>	
65 Ian Firth	<i>Ian Firth</i>	
66 G. GUNWELL	<i>G. Gunwell</i>	
67 Mary Lake	MARY LAKE	
68 Terry Bagnell	TERRY BAGWELL	
69 GG BADOLFI	<i>G. Badolfi</i>	
70 Kay Townsend	<i>Kay Townsend</i>	
71 Ken Goodall	<i>Ken Goodall</i>	
72 Dan LATTIN	<i>D. Lattin</i>	
73 Joanne Duffy	<i>Joanne Duffy</i>	
74 Donna Cameron	<i>Donna Cameron</i>	
75 MARI CAVILLIERE	<i>M. Cavilliere</i>	
76 Joe Hogan	<i>Joe Hogan</i>	

Proposed Retirement Village

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Lake Echo on March 19, 2010.

	Name (Please Print)	Signature	Address (not required)
77	Cory Dominic	<i>Cory Dominic</i>	
78	Tracey Mitchell	Tracey Mitchell	
79	Bill Welch	<i>Bill Welch</i>	
80	V Brendas	<i>V Brendas</i>	
81	Steve Hawes	<i>Steve Hawes</i>	
82	<i>Jack</i>	<i>Jack</i>	
83	<i>Jack</i>	JAAK SILTOJA	
84	Royce Mackellan	<i>Royce Mackellan</i>	
85	R+B Ferguson	<i>R+B Ferguson</i>	
86	WINDIE RADCLIFFE	<i>Winnie Radcliffe</i>	
87	Karen Latta	KAREN Latta	
88	Joe Cameron	JOE CAMERON	
89	Maurice Murn	Maurice Murn	
90	<i>Donald King</i>	DOAN KING	
91	<i>Bill Dixon</i>	<i>Bill Dixon</i>	
92	<i>John</i>		
93	Dawn Olsen	<i>Dawn Olsen</i>	
94	Betty Crooks		
95	CARL KNOX	<i>Carl Knox</i>	
96	Darlene Shaw	<i>Darlene Shaw</i>	
97	Dan Regan	<i>Dan Regan</i>	

IMPORTANT NOTICE: PUBLIC MEETING

**Friday March 19th at 7:00 p.m. at the Lake Echo
Community Centre (Gymnasium).**

To: All residents of Lake Echo

**Fr: Paul Norwood,
Mountainview Mobile Home Park Ltd.**

Re: Proposed Retirement Village in Lake Echo.

As many of you are aware, Mountainview Mobile Home Park Ltd. has made an application to Halifax Regional Municipality to amend the Districts 8 & 9 Municipal Planning Strategy to provide the opportunity to develop a Mobile Home Park / Retirement Village.

The proposed project has raised many concerns in the community. Because of these concerns we have decided to host a public meeting. The meeting is not an official HRM meeting, but a more casual format where I have invited some of the people who have worked on the project to come and address your concerns, ideas and views.

I hope that you are able to attend. I personally, as well as my family and our company, want to ensure that the project is a good fit in the community. Speakers in attendance will include:

**Margot Young
EDM Environmental Design and Management Ltd.**

**Ken Reardon P.Eng
Atlantic Purification Systems Ltd.**

**Tom Austin P.Eng
ABL Environmental Consultants Ltd.**

**Duncan Cann
General Manager, Patterson Sales**

MOUNTAIN VIEW MOBILE HOME PARK LIMITED

P.O. Box 8, Porters Lake, N.S., B3E 1M1, (902) 452-1105

Quality

Affordable

Care Free

Lifestyle

David Hendsbee
Chairman
Marine Drive, Valley & Canal Community Council
Halifax Regional Municipality

January 5, 2009

RE: An Amendment to the Municipal Planning Strategy for Planning Districts 8 & 9, To Permit A Mobile Home Park Development

Dear Mr. Hendsbee:

Mountain View Mobile Home Park Limited (MountainView), hereby requests that you initiate the process to have the Municipal Planning Strategy (MPS) for Planning Districts 8 & 9 amended to permit the development of a mobile home park on our lands at Lake Echo, Halifax County, N.S., being P.I.D. 40141236 and P.I.D. 40519555.

MountainView currently owns the two properties, identified above, being 496 acres (200 hectares) and 98 acres (39.7 hectares) respectively in area. P.I.D. 40141236 is currently zoned RE, and P.I.D. 40519555 is split between the RE and R1 zoning designations, with the majority being RE.

MountainView wishes to construct a mobile home park which would be developed in pods of approximately fifty (50) lots each. These pods will be connected with walking trails and other significant open space which will be in conformance with the spirit of the Open Space Design concept of development of the Regional Municipal Planning Strategy.

The walking trail and neighbourhood park network will provide an environment that encourages active and healthy living. MountainView will also be eager to enhance the existing public parkland in the vicinity, with a contribution of land and construction assistance.

The wastewater generated by the homes will be collected by conventional sewage collection systems to a treatment site. At the treatment site, the wastewater will be treated to near tertiary quality in a sewage treatment facility consisting of septic tanks and filters, followed by a recirculating sand filter (RSF), followed by disinfection. The treated sewage effluent will be disposed by a drip irrigation system on land which shall be green belt open space. The proposed system is one that has been endorsed by the Nova Scotia Department of the Environment (NSE), in several locations, and the method of on site effluent disposal to land is a preferred alternative to disposal to a receiving watercourse.

Another advantage of the proposed modular approach to the development, is the increased level of redundancy afforded by multiple plants which results in a more fail safe overall operation. A further benefit of land disposal of treated effluent is the greatly reduced environmental impact of the development.

The proposed water supply will be the ~~Desired water~~ ^{from} the existing Wonderland Mobile Home Park. This lake is a designated water supply with a high quality water. The water will be supplied to the individual homes through a central treatment plant and piped distribution system. The piped distribution system will be based on corrosion resistant polyethylene and PVC pipe to reduce biofilm development, corrosion and water leakage/use. The treatment plant will use a membrane treatment technology to meet all the requirements of the NSE for water quality and system redundancy. An advantage of membrane systems is that they are modular and easily expanded. As each new pod of development is added, additional capacity will be added to the water treatment system by the addition of a new membrane module. Thus the water supply capacity will grow as development occurs. Other reasons for choosing membrane technologies include production of high quality water with little chemical addition, low production of treatment plant wastes, provision of superior pathogen barrier, and simplicity of operation.

The proposed management of water supply and wastewater disposal takes a green approach, including the reduction of overall water use and generation of chemical/treatment wastes, while effluent disposal to land ensures minimal impact on the receiving water environment, while assisting in groundwater recharge. The modular development approach also ensures safety and redundancy in all services, thus providing a more sustainable development.

MountainView wishes to cooperate with HRM in the development and/or implementation of the new Mobile Home Park By-Law. It is our intention to set a new standard for mobile home parks, by providing large serviced lots in a community designed to encourage a healthy, active lifestyle, with plenty of open space, and green water and sewer systems, while providing a much needed affordable housing alternative.

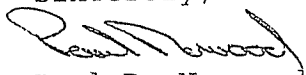
It is our understanding that the requested amendment to the MPS may be accomplished by the creation of a Mobile Home Park zone, by a site specific amendment, or possibly other avenues of which Council may be aware.

Please consider this request, at your earliest convenience, and advise us of any additional requirements there may be, or questions you may have.

We look forward to your reply.

Thank you.

Sincerely,


Paul R. Norwood
President

FW: Response to Misinterpretation of Comments from Lake Echo Meeting

From: Ken Reardon
Sent: March 25, 2010 11:10:50 AM
To: Paul Norwood
Cc: T. Austin

Attachments:
Advantex Performance Summary 2.pdf (234.0 KB), Advantex Performance Summary 1.pdf (249.4 KB), AdvanTex Greenbuild.pdf (379.2 KB), Drip Technology, Sewage Effluent and the Environment.pdf (4.7 MB), APS -3939.pdf (1047.1 KB)

Paul/Tom;

Just a follow up on our meeting the other night.

I received some comments in a stakeholder email (attached) around misinterpretations and what I would call "embellished" interpretations around my AdvanTex presentation last Friday night. It seems that this misinformation is being disseminated through the community with respect to the AdvanTex wastewater treatment system and proposed Geoflow dripline dispersal system.

Dripline Effluent Comments

I understand that one lady may have misquoted my comments around where dripline effluent is typically applied and has inflated comments I had made around emerging contaminants such as personal care products and pharmaceuticals.

It should be clarified that the effluent is not applied on the grass or in a culvert but is applied subsurface, under the grass in the area 8-16 inches below the surface. There are regulations in place to protect public health and the environment by requiring that wastewater always be pretreated in a specific manner before sub-surface application. These regulations are even more strict for dripline application near the soil surface. Disinfection of the effluent with UV or other methods is often required. Regulations also define specific quality levels that must be achieved before dispersal and they restrict the use, the manner and the location of the effluent application.

The attached presentation by Rodney Ruskin of Geoflow, highlights many of the advantages of decentralized treatment with dripline dispersal. Pharmaceuticals are an emerging contaminant but are not yet regulated in any way. Attempts to discredit a project based on some expected level of pharmaceutical use by homeowners would have no basis in regulation. Many nursing homes, health care facilities and seniors developments throughout North America use some sort of distributed on-site treatment with sub-surface dispersal. As an example, the new GEM Health Care facility in White Hills, Hammonds Plains, is being constructed with sand filters and dripline dispersal for sewage treatment.

Orengo Website

Someone else has also mistakenly gone to a wrong website to obtain information about Orengo's qualifications and certifications. They visited a website called www.wastewatertechnologies.com which I believe may be a distributor of Orengo products. They did not ever get to Orengo's website (www.orengo.com) which is full of the qualifying information and "details" that they suggest are missing.

I have attached a few performance test documents that highlight the capabilities of Orengo's AdvanTex system in BOD, TSS and Nutrient removals (as tested by NSF (in British Columbia) and numerous other third

1/2010

Windows Live Hotmail Print Message

party organizations). The BOD and TSS removal levels of AdvanTex systems are extremely high. Nitrogen and ammonia and are also removed to high levels approaching 60-70% and testing shows some phosphorus removal in the order of 18-33%. By using driplines for final dispersal of effluent, any remaining nitrogen and phosphorus, after AdvanTex treatment, can be treated by the soil and bugs or taken up by the root mat for plant growth.

I'd be happy to provide more details at your request but it seems like any attempt to respond to this group results in somewhat overzealous attempts to twist your information into other rallying points that they can use to discredit or delay your project.

In response to any further questions around the sewage treatment system, perhaps you should just be clarifying that:

"There are regulators and regulations in place to assess and approve the on-site treatment plan. The Dept of Environment will take the facts associated with an assessment of the treatment system, soils and separation distances, etc. and make a judgment on whether the system can support your project without detrimental effects to the environment."

Giving these people any more information than this may be counterproductive, as trying to pacify these detractors may be a never ending battle.

Give me a call at any time if you have any other questions or concerns.

Kind regards;

Kenneth F. Reardon, P.Eng.
Director of Business Development
APS Atlantic Purification Systems Ltd.
PO Box 877, 10 Ferguson Road
Dartmouth, NS, B2Y 3Z5

Web: www.aps.ns.ca

5/31/2010

Windows Live Hotmail Print Message

RE: Letter....

From: Ken Reardon
Sent: April 28, 2010 6:34:16 PM
To: Paul Norwood
Cc:
T. Austin

Attachments:
IMG.PDF (668.9 KB), IMG_0001.pdf (764.3 KB), Packed Bed Filters.JPG (39.7 KB),
Drip Irrigation.JPG (41.5 KB), Dripline Concerns.JPG (47.0 KB), HRM Dripline
comment.JPG (30.9 KB)

Paul;

Message received.....

They are grasping at straws....saturated soil conditions in one letter....phosphorus and pharmaceuticals in another.....in fact our complete system deals better than any other with all these issues.

They took the one un-substantiated reference from the 2005 report and no others.....I have attached some other comments from the report.

Also their reference is to AdvanTex when the dispersal system is not even AdvanTexit is drip irrigation done by a company called Geoflow. The AdvanTex system just treats the effluent before it goes to the drip irrigation system.

Also –they continue to refer to “high density” development. You have to make it clear that your density at around 2 acres per home is less than any of the surrounding subdivisions, developments or existing streets in the community.

All rubbish and fear mongering.

I'll speak to Geoflow about the dripline concern and see what they say.

Regards;

Kenneth F. Reardon, P.Eng.
Director of Business Development
APS Atlantic Purification Systems Ltd.
PO Box 877, 10 Ferguson Road
Dartmouth, NS, B2Y 3Z5

Web: www.aps.ns.ca

...live.com/mail/PrintShell.aspx?type=m...

The Water Resource Management Study did not consider drip irrigation for dispersing treated effluent to the land, or the potential advantages it presents to HRM. However, land based disposal of treated effluent using drip irrigation may present significant opportunities to development in HRM. The ability to disperse treated effluent to the land, especially in summer months when streams cannot assimilate effluent, can enable planners and engineers to consider locating communities of traditional form in places where they would not otherwise have been possible.

PACKED BED FILTERS

Modern forms of packed bed filters are perhaps the greatest advance that has been made in developing sewage treatment solutions for problems of the scale associated with this study. They represent a combination of both established practice and new thinking, combining the advantages of a central treatment process and small area requirements, with the resiliency of an on-site system or a lagoon. At the same time, they tend to avoid mechanical complexity and therefore do not involve high operation and maintenance costs. These systems still produce a treated effluent, usually to what is referred to as "tertiary level", but it still needs to be reintroduced into the environment at some point.

Land application offers substantial benefits, in part because of the recent advances in small to medium-scale sewage treatment discussed earlier. That is, it is easier to safely disperse treated effluent as irrigation if the effluent quality approaches swimming water guidelines. New treatment technologies producing effluent that is often of better quality than the irrigation water being used by many farmers in Nova Scotia make it possible to use shallow trench, drip irrigation application of effluent to the land.

Finally, we now know that year round use of drip irrigation in our climate is possible. We know this because it is in use in Alaska, Minnesota, Alberta, and other places with much colder winters than ours.

May 31st, 2010

To Whom It May Concern,

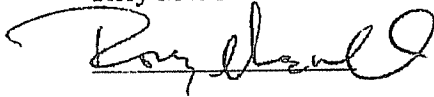
This letter is to confirm I have been and continue to be involved with the Mountainview – Wonderland Mobile Home Park STP (Sewage Treatment Plant) as a Certified Class IV Operator, prior to, and after the changeover of ownership from Paul Norwood to Killam Properties. This changeover of ownership occurred on or around July , 2007.

Monthly effluent samples continue to be collected and tested for Suspended Solids, BOD (Biochemical Oxygen Demand), and Fecal Coliform , and are analyzed by an independent laboratory (Maxxam Analytical Laboratories). These test results consistently meet the effluent criteria set by the Nova Scotia Department of the Environment for the Mountainview – Wonderland Mobile Home Park STP.

Effluent test results were forwarded to Paul Norwood, during the time the park was under his direct management and ownership, and subsequent to the changeover of ownership, effluent test results are forwarded to Killam Properties.

Sincerely,

Rory Mac Neil

A handwritten signature in black ink, appearing to read "Rory Mac Neil", written over a horizontal line.

Class IV Wastewater Treatment Operator

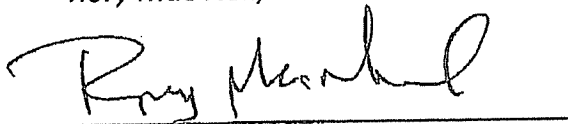
May 17th, 2010

To Whom it May Concern,

This letter is to confirm I was involved with the Mountainview - Wonderland Mobile Home Park Sewage Treatment Plant as a Certified Class IV Operator, during the time period from mid 1995, until July, 2007. The Park was under the direct management and ownership of Paul Norwood during this time period. Monthly effluent samples were analyzed in an independent laboratory and consistently met the effluent criteria set by the Nova Scotia Department of the Environment.

Sincerely,

Rory Mac Neil,

A handwritten signature in cursive script, reading "Rory Mac Neil", written over a horizontal line.

Class IV Wastewater Treatment Operator

Dear Mineville Resident,

This letter is provided by concerned citizens of Lake Echo. Given that we share the Lake with you, and we are both impacted by any environmental issues we have with the Lake, we wish to advise you of our concerns with a proposed development.

Mountain View Mobile Home Park Limited has applied to amend the Planning Districts 8 and 9 Municipal Planning Strategy (MPS) in order to build a new mobile home park in Lake Echo. The MPS zoning currently does not support new mobile home parks as a residential land use because the soil capability of the lands surrounding the Lake cannot support additional high density residential development without permanent damage to the waters of the Lake.

Relevant documents are at the following links:

http://www.halifax.ca/planning/documents/PlanningDistrict8and9_MPS.pdf
http://www.halifax.ca/regionalplanning/publications/documents/HRM_Small_Scale_Report.pdf and <http://lakes.chebucto.org/WATERSHEDS/MEDIA/media.html#moar>

The "Small Scale Report" analyses the bedrock, soil, and groundwater of HRM and designates areas; It shows the bulk of the area the developer wishes to have rezoned has being designated as Rural Resource Area, (Individual on-site septic, no communal systems) because of the inability of the environment to survive development. The same study notes that the type of Advantek sewage system promoted by the developer has been linked with concerns about discharging effluent to seasonally saturated soil, stating that the resultant surface runoff with effluent would "represent a public health risk." Obviously, this health risk would impact all users of the Lake and residents of the Lake Echo/Mineville.

In summary, there is currently more than enough evidence to indicate that any additional high density housing in the headwaters will have a direct effect on Lake Echo and on any residences or communities downstream including Mineville and Lawrencetown. The environmental risks alone should be cause enough to stop any type of misguided development for profit schemes, yet the current plan appears to be to press forward without any further environmental review - in fact, the developer is currently preparing the site despite the fact that zoning still forbids the development.

We respectfully request that you and other residents of Mineville contact your Mayor and Councillor, info to the Planner, at the addresses below to advise them of your support for protecting the waters of Lake Echo, and maintaining the current zoning to protect your water, quality of life, and property values.

Regards,

Michel Gaudreau

Co-chair
Citizens for Responsible Development in Lake Echo

Contacts : Mayor Peter Kelly - kellyp@halifax.ca ; Councillor David Hendsbee - david.hendsbee@halifax.ca; Planner Darrell Joudrey - joudred@halifax.ca

| ----Dear Citizens of Lake Echo,

You may already be aware that an application has been submitted by Mountainview Mobile Home Park Ltd to request amendments to the Municipal Planning Strategy (MPS) and Land Use By-law (LUB) for the creation of an over 500 acre, new mobile home park beside Mountainview Estates. A group of local residents formed to deal with concerns that officials were willing to allow this development to go ahead regardless of the community's input or concerns.

We invite every member of the community to become actively involved and together we can determine what is best for our community. Concerned residents have held group meetings, have created a Facebook site and regularly communicate by way of email. Join the conversation, debate the issues and most of all get involved. You can find us by searching "Citizens for Responsible Development in Lake Echo" on Facebook or by using the contact information below.

There are numerous issues currently at stake for all residents, some of these are:

- The MPS does not permit the creation of any type of high density housing on the lands surrounding Lake Echo because of the inability of the soils to deal with the effects of hundreds of homes septic outflow. Independent studies contracted by HRM have recognized this fact by designating the bulk of the parcel of land owned by the developer as Rural Resource Area, deemed unsuitable for high density housing. Furthermore, the developer has proposed a sewage system that cannot effectively deal with phosphates or pharmaceuticals. There has been no consideration of the environmental effects of storm-water run-off (pesticides, oil, salt, etc). The HRM report 03-134 states that the system in question could represent a "public health risk" in our region.
- Property values -- How will a new mobile home park affect the re-sale value of residences in Mountainview Estates and other homes in the community?
- Traffic -- How will the increased traffic affect our community?
- Lake Echo Watershed -- Is there enough water for everybody? What is the quality now in relation to what it will be if the development is permitted?
- Taxes -- Will our taxes increase to support additional services and infrastructure (policing, fire, schools, community centre, sports and recreation, transit, etc)?

Citizens for Responsible Development in Lake Echo consider this application to not be in the public interest. We therefore aim to defeat it, and seek your support and participation to keep our lake and community sustainable for our seniors, ourselves and our children. If you have any questions or concerns, please contact us at mgaudreau@eastlink.ca. In addition we will be available to provide information about our group and answer questions at the Lake Echo Community Centre from 4pm to 6pm on April 22nd and 23rd.

We look forward to meeting you!

Sincerely,

Citizens for Responsible Development in Lake Echo

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Citizens for Responsible Development in Lake Echo

FW: Response to Misinterpretation of Comments from Lake Echo Meeting

From: Ken Reardon
Sent: March 25, 2010 11:10:50 AM
To: Paul Norwood
Cc:
T. Austin

Attachments:

Advantex Performance Summary 2.pdf (234.0 KB), Advantex Performance Summary 1.pdf (249.4 KB), AdvanTex Greenbuild.pdf (379.2 KB), Drip Technology, Sewage Effluent and the Environment.pdf (4.7 MB), APS -3939.pdf (1047.1 KB)

Paul/Tom;

Just a follow up on our meeting the other night.

I received some comments in a stakeholder email (attached) around misinterpretations and what I would call "embellished" interpretations around my AdvanTex presentation last Friday night. It seems that this misinformation is being disseminated through the community with respect to the AdvanTex wastewater treatment system and proposed Geoflow dripline dispersal system.

Dripline Effluent Comments

I understand that one lady may have misquoted my comments around where dripline effluent is typically applied and has inflated comments I had made around emerging contaminants such as personal care products and pharmaceuticals.

It should be clarified that the effluent is not applied on the grass or in a culvert but is applied subsurface, under the grass in the area 8-16 inches below the surface. There are regulations in place to protect public health and the environment by requiring that wastewater always be pretreated in a specific manner before sub-surface application. These regulations are even more strict for dripline application near the soil surface. Disinfection of the effluent with UV or other methods is often required. Regulations also define specific quality levels that must be achieved before dispersal and they restrict the use, the manner and the location of the effluent application.

The attached presentation by Rodney Ruskin of Geoflow, highlights many of the advantages of decentralized treatment with dripline dispersal. Pharmaceuticals are an emerging contaminant but are not yet regulated in any way. Attempts to discredit a project based on some expected level of pharmaceutical use by homeowners would have no basis in regulation. Many nursing homes, health care facilities and seniors developments throughout North America use some sort of distributed on-site treatment with sub-surface dispersal. As an example, the new GEM Health Care facility in White Hills, Hammonds Plains, is being constructed with sand filters and dripline dispersal for sewage treatment.

Orenco Website

Someone else has also mistakenly gone to a wrong website to obtain information about Orenco's qualifications and certifications. They visited a website called www.wastewatertechnologies.com which I believe may be a distributor of Orenco products. They did not ever get to Orenco's website (www.orenco.com) which is full of the qualifying information and "details" that they suggest are missing.

I have attached a few performance test documents that highlight the capabilities of Orenco's AdvanTex system in BOD, TSS and Nutrient removals (as tested by NSF (in British Columbia) and numerous other third

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party organizations). The BOD and TSS removal levels of AdvanTex systems are extremely high. Nitrogen and ammonia are also removed to high levels approaching 60-70% and testing shows some phosphorus removal in the order of 18-33%. By using driplines for final dispersal of effluent, any remaining nitrogen and phosphorus, after AdvanTex treatment, can be treated by the soil and bugs or taken up by the root mat for plant growth.

I'd be happy to provide more details at your request but it seems like any attempt to respond to this group results in somewhat overzealous attempts to twist your information into other rallying points that they can use to discredit or delay your project.

In response to any further questions around the sewage treatment system, perhaps you should just be clarifying that:

"There are regulators and regulations in place to assess and approve the on-site treatment plan. The Dept of Environment will take the facts associated with an assessment of the treatment system, soils and separation distances, etc. and make a judgment on whether the system can support your project without detrimental effects to the environment."

Giving these people any more information than this may be counterproductive, as trying to pacify these detractors may be a never ending battle.

Give me a call at any time if you have any other questions or concerns.

Kind regards;

Kenneth F. Reardon, P.Eng.
Director of Business Development
APS Atlantic Purification Systems Ltd.
PO Box 877, 10 Ferguson Road
Dartmouth, NS, B2Y 3Z5

Web: www.aps.ns.ca

5/31/2010

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Letter

From: Patricia MacFarlane

Sent: May 5, 2010 1:58:23 PM

To: undisclosed-recipients

Attachments:

grad.gif (1.5 KB), image.gif (4.3 KB), stampa_girl_line_en.gif (45.3 KB)

Robert MacFarlane

May5/10

Porter's Lk N. S.

To Whom It My Concern;

My name is Bob MacFarlane I have built homes & roads in Lake Echo in the 60's and have moved to Porter's Lk where I was building roads until I retired.

We purchased land with the idea of developing at our later years to help with retiring income.

We as excavators & builders are looking forward to the future to keep our income coming in.

Paul Norwood is a business man in the area and has been for many years

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has come up with a plan to keep our retirees in the area they love.

The 55+ park is a good thing for the area. As we get older being able to maintain a large house becomes difficult. Where do we go? Most people don't want to move to Halifax or Dartmouth.

I think the 55 + park is an excellent idea for Lake Echo. It would help the community. When the 107 highway bypassed Lake Echo business closed there wasn't enough traffic to keep the main garage that was in Lake Echo going. That is just one example I can think of.

We need a place for our senior's to go. Somewhere they can still be in our area and still be independent.

As I see a businessman like Paul Norwood investing in a project like the 55 + Park in Lake Echo it makes me realize that so many others with the same thought of staying in the country in our Golden years may be realized.

Robert MacFarlane



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FW: Lake Echo Development proposal**From:** Steve Miles**Sent:** May 21, 2010 10:42:54 AM**To:**

Attachments:

image001.gif (0.6 KB)

From: Steve Miles**Sent:** Tuesday, May 18, 2010 11:52 AM**To:** 'clerks@halifax.ca'**Subject:** Lake Echo Development proposal

Dear Mayor Kelly and Council Members

Re: Mountainview Retirement Park

We are writing in support of the proposed development in Lake Echo for a retirement village as proposed by Paul Norwood, President of Mountainview Mobile Home Park.

Area's of concerns brought forward from the "Citizens for Responsible Development in Lake Echo" have been addressed or in the planning stages to meet all building and environmental requirements. We also find it ironic the name, "Citizens for Responsible Development in Lake Echo", as there has been no development in the area for some time, correct me if I'm wrong, but the last development was Country Lake sub division over 10 years ago. In my opinion, this proposal from Paul Norwood is a very respectful and much required in an area with little growth in the past. It seems like this group is not interested in any form of development or growth.

With the increase in retirements from the "baby boom" era, Lake Echo is an ideal location for such a proposal. What better place to locate a development, close proximity to Dartmouth, Porters Lake, hospitals, recreation facilities and churches. A secure area where persons can enjoy the golden years in an affordable and energy efficient housing.

Benefits:

- ✦ Increase in HRM tax base revenue
- ✦ Increase of services in the Lake echo area, including spin off economies for local merchants.
- ✦ With the additional population base, more retail area's would become attractive to prospective merchants
- ✦ Additional population will also generate additional support to the community center, local churches and recreation facilities.
- ✦ Retired persons and "empty nesters" in Lake Echo who would like to remain in the area would benefit from this option of selling their current homes and moving into a smaller more affordable

5/22/2010

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lifestyle.

- ✚ This would create a great sense of community within the park and surrounding area's with activities designed for retiree's.

Enviromental:

- ✚ All sewage and waste water systems have met the requirements and exceeded the base standards for proper enviromental controls.
- ✚ Concerned residents should have their existing properties checked to see if their systems are within code and have these existing septic systems replaced if it is a concern of the watershed.

Traffic:

- ✚ With an additional entrance and exit to access this proposed lands, there is no other requirements for traffic controls. This village area is for retired persons, who would not in my opinion, affect the normal flow of rush hour congestion or school bus access.

Property Values:

- ✚ We belive, the property values of existing single family dwellings would remain unchanged for two reasons, 1) the property is isolated from any of the existing sub divisions, 2) the average price of these modular homes range between \$80,000 - \$100,000 and with the current selling prices of existing homes in Lake Echo averaging \$125,000 - \$200,000, I see no impact of the value changing.

More advantages:

- ✚ Snow removal will be contained within the agreement and would not increase any additional costs for the current resident area rates
- ✚ Roads, landscaping, enviromental equipment, water and other services have been proposed to exceed building and municipal codes.

In conclusion, we truly believe this project warrents a quick approval to begin the necessary processes forward to create an official business plan with time lines for the phased in construction.

People must be educated that growth benefits all, and with increase growth comes prosperity and legacy .

Sincerely,

Steve and Lyn Miles

6/1/2010

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Seniors Mobile Park

From: Lynn Purchase
Sent: June 1, 2010 8:27:03 AM
To: adamss@halifax.ca; barkhoj@halifax.ca; barry.dalrymple@halifax.ca;
blumenj@halifax.ca; brad.johns@halifax.ca; darren.fisher@halifax.ca; David Hendsbee
<David.Hendsbee@halifax.ca; harveyb@halifax.ca; humd@halifax.ca;
jennifer.watts@halifax.ca; karsteb@halifax.ca; kellyp@halifax.ca; lorelei.nicoll@halifax.ca;
mcclusg@halifax.ca; mosherl@halifax.ca; outhitt@halifax.ca; peter.lund@halifax.ca;
rankinr@halifax.ca; sloaned@halifax.ca; smithj@halifax.ca; streats@halifax.ca;
utecks@halifax.ca; walkerr@halifax.ca; wilema@halifax.ca

My family moved to Lake Echo in November of 1968 and I am now living nearer the city. I expect to retire in the near future and I was very excited to hear about the plan for a 'Senior Mobile Park'. Seniors are looking for safer and quieter neighbourhoods in which to spend their retirement years, have a small yard and know that some maintenance services will be available if needed. I think this park will fulfill a lot of seniors needs that we worry about that may not be available to us in the up coming future, I feel this park would be a plus for this community. The park would generate growth to Lake Echo which in means more amenities for everyone and I can't imagine that this would have negative repercussions to this community in any way.

Myself being a baby boomer, the park opens up some options for our future living arrangements and I would hope the residents of this beautiful community would have the foresight to approve this venture.

Sincerely,

Ken Levy

May 31, 2010

To whom it may concern

I have lived in the Lake Echo Porters Lake area for the last 30 years. I raised and educated my children in the area. The area has a low crime rate, friendly people, and wide open spaces and fresh air, a great place to live. Now as I start to think about retirement in a few years, I realize that the up keep and cost of maintaining a single dwelling home will cause limitations for my fixed retirement income. When I heard that a seniors mini home development was being proposed for the area I thought that this would keep me in the area that I love to live in well into my golden years. This will help to solve the chronic shortage of seniors housing in the area when all the baby boomers start to retire. I was surprised to hear that some people are apposing this development, not everybody can afford a \$350,000.00 house on the water, especially on a fixed retirement income, nor would I want to. Mr Norwood and i have crossed paths over the last 30 years, in minor sports etc, the ball field and playground in lake echo exist because of Mr Norwoods generosity, way before HRM looked after the recreation needs of the area. The proposed mini home development sounds like a good thing for the area. So please let this development proceed as planned so the old folks will have affordable housing in their golden years. It doesn't look like the Provincial Government is paying much attention to the seniors housing shortage. Many thanks and have a great day.

Yours Truly

Ken Levy

To Halifax Regional Municipality. I would like to show my interest in the development of the senior housing in Lake Echo. I am a resident of Porters Lake and frequently hear concerns from seniors on the Eastern Shore who want to stay in the community. At present there is not housing available to those who wish to live in a private home without the worry of upkeep and safety. To have a gated seniors housing area developed so close to home would be a benefit to anyone who wishes to stay outside the city and remain independent longer. I am hoping the development gets under way soon as we are losing people to apartments in the city because they have no other options.

*Thank
Donna RLevy.*

allan doane

From: "Karen Dominix"
To:
Sent: Monday, May 31, 2010 6:43 PM
Subject: FW: New Gated Seniors Park in Lake Echo

From: karendominix
To: kellyp@halifax.ca; streats@halifax.ca; barry.dalrymple@halifax.ca;
david.hendsbee@halifax.ca; lorelei.nicoll@halifax.ca; mcclusg@halifax.ca;
darren.fisher@halifax.ca; karsteb@halifax.ca; barkhoj@halifax.ca; smithj@halifax.ca;
wilema@halifax.ca; blumenj@halifax.ca; sloaned@halifax.ca; utecks@halifax.ca;
jennifer.watts@halifax.ca; walkerr@halifax.ca; humd@halifax.ca; mosherl@halifax.ca;
adamss@halifax.ca; brad.johns@halifax.ca; harveyb@halifax.ca; outhitt@halifax.ca;
rankinr@halifax.ca; peter.lund@halifax.ca
Subject: New Gated Seniors Park in Lake Echo
Date: Sat, 29 May 2010 13:59:15 -0300

Hi,

My name is Karen Dominix. I have lived in Lake Echo all my life for 35 years and all I ever have seen is businesses struggling and closing because of lack of support possible being partial to the low # of families living here in Lake Echo compared to other communities.

To have the new development of the "Gated Seniors Park" that Paul Norwood wants to develop would benefit us greatly. I think especially all the local businesses; ie Hair Shop, Convenience Stores, Community Center etc....like I said that are struggling.

I also believe it will bring new businesses back and create jobs for people living in Lake Echo.

Paul Norwood is a well respected and trustworthy guy and I have NO worries that this new development will meet and exceed all rules, regulations and expectations to protect the environment around us.

So that being said I see NO reason that Paul shouldn't be able to go ahead with this great new "addition" to our community!

Thanks for listening!

Karen & Cory Dominix

Lake Echo, NS

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allan doane

From: "Flo"
To: "allan doane"
Sent: Monday, May 31, 2010 8:06 PM
Subject: SENIORS MOBILE HOME COMPLEX

TO WHOM IT MAY CONCERN: This is to advise that I feel the Senior's Mobile Home Complex in the Lake Echo area is a wonderful idea. A few years down the road, I will be considering, very seriously, of down-sizing my living accommodations and would consider re-locating to one of these complexes. I fully support this project. Florence B. Axford

5/31/2010

allan doane

From: "joseph arsenault"
To:
Sent: Monday, May 31, 2010 7:30 PM
Subject: Fw: Re:mini home park 4 seniors

----- Original Message -----

Sent: Monday, May 31, 2010 7:28 PM
Subject: Fw: Re:mini home park 4 seniors

>>
>>
>>
>> My name is Jim Lohnes, and I am sending this e-mail, to show my support to
>> Paul Norwood, who wants to put a Mobile Home Park in Lake Echo, geared
>> towards
>> seniors. I applaud him for taking on this task, to do something for our
>> seniors, which in my opinion are not a priority in this society.

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>> No virus found in this incoming message.
>> Checked by AVG - www.avg.com
>> Version: 8.5.437 / Virus Database: 271.1.1/2836 - Release Date: 04/26/10
>> 06:31:00

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> No virus found in this incoming message.
> Checked by AVG - www.avg.com
> Version: 9.0.814 / Virus Database: 271.1.1/2840 - Release Date: 04/28/10
> 03:27:00

5/31/2010

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Melissa's Lake Echo Letter

From: Melissa Doane
Sent: May 31, 2010 10:50:59 PM

Here is mine....We have our fingers and toes crossed this all works out for the best!

Dear Counsellors of HRM,

With regards to the proposed development of a Retirement Community here in our neighboring community of Lake Echo:

Firstly, I would like to let you know that I was born and raised in Lake Echo with my sister by our Mom and Dad who have lived there for roughly 35 years. My husband's father was raised in Lake Echo and his Grandparents still reside there. Lake Echo means a lot to us, as well as to many of our friends and family members. We were married just last year in my parents backyard actually and would not have had it any other way. Lake Echo is, and always has been, a close knit community in which we are proud to be associated. However, we fear that without new and positive growth to this community, the wonderful aspects of it may eventually slip away.

We feel very strongly that it is due time that something positive has come to the Community. My mother and father would certainly like nothing more then to be able to settle into a safe, beautiful, new Retirement Community right here in their own area, where they are very actively involved in community organizations, fundraisers and social activities.

Many long-time community members 55 and over are having to leave to find affordable and more convenient housing after selling their homes because there isn't anything available here and the larger private properties they had grow difficult to maintain. With snow removal and maintenance provided in the proposed development I would worry far less about my Mom and Dad!

As displayed by the environmental representatives at past meetings, Im positive they will make sure that all the rules and regulations are followed. I know that there is no intentions of any harm to the environment with the proposed development.... so why not give this proposal a "Yes" when it comes to voting.

Please listen to the residents of Lake Echo and to the rest of the people like us who really care, when they say they Want this development! Please understand that the majority of the long-time residents do want this.

Thank you for your time and consideration.

Regards,
Melissa Doane, and Jeff Doane

5/31/2010

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Alice's Lake Echo Letter

From: Melissa Doane
Sent: May 31, 2010 10:47:46 PM

Hi Paul,
See blow for Alice's letter. I will send mine in a separate email. Thanks!

Attention Counsellors;

I am sending this email with one thing in mind; that Paul Norwood would like to develop a new mini-home Retirement Park for seniors in the Lake Echo district. I can not believe the hesitation of such a wonderful development. I myself live in Porters Lake, where there has been a lot of new changes to our community in the past 10-15 years, and nothing bad has come out of it, if anything the community has become stronger and a better place to live.

Why would anyone want to try to stop this when a private developer is covering the whole expense, and looking out for the community to bring it up to spec with the surrounding areas.

I feel that this will be a stepping stone for the future of Lake Echo, in a positive way. It might create some new businesses and families in Lake Echo who would support their community. I myself would love to retire to a place like this and to be a part of this new development as it would make my life easier as a senior.

Please keep this in mind, it is not just for the residents of Lake Echo, it is for anyone who wishes to downsize in the future.

Thanks for your time,

Alice Doane

April 22, 2010

Bonnie & Jim Higney

Dear Councillors of HRM,

We are writing this letter to voice our opinion on the proposed Retirement Park in Lake Echo, NS.

We are Nova Scotians who at this time live in Alberta. Our plan is to retire at home in Nova Scotia and hopefully be able to go south in the colder winter months.

While we were home in Nova Scotia this past summer on holidays we heard about the proposed retirement park in Lake Echo and were very pleased about this development. It's a great situation for folks like ourselves who want to retire and still have our own home and yard but have the peace of mind that when we go away for an extended period of time we know our property is taken care of and we don't need to worry about snow removal or lawn care etc.

We have seen the proposed plan for the development and it looks to be very attractive with green spaces and a secure location that we would be proud to live in.

It's disappointing to hear there are people who are against this development as it can only improve the community by bringing in more tax dollars which could bring more amenities to Lake Echo like a gas station, coffee shops etc.

We feel as this is to be a retirement community and the properties to be privately owned as opposed to rental units it will be very well maintained by proud homeowners.

Hopefully this development will proceed as scheduled and we look forward to seeing the development progressing when we get home to NS soon.

Sincerely,

Bonnie & Jim Higney

5/31/2010

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Fw: Proposed development in Lake Echo

From: **Pixie Keizer**

Sent: April 27, 2010 1:20:44 PM

To: Paul Norwood :

Hi Paul:

Below is the e-mail that I forwarded to David Hendsbee re: your development in Lake Echo.

Hope it helps,
Pixie

----- Original Message -----

From:

To: david.hendsbee@halifax.ca

Sent: Tuesday, April 27, 2010 12:49 PM

Subject: Proposed development in Lake Echo

Hi David:

As the owner of a small business in the Porters Lake area, I would fully support Paul Norwood in his proposed development in the Lake Echo trailer park. I believe any spin offs for a small business is a great opportunity. I feel this is especially beneficial as it targets the over 55 age group and would provide a rural setting for those wishing to stay in their own community.

Pixie Keizer
Owner/Operator
R. Keizer's Auto Clinic

FW: Lake Echo Development proposal**From:** Steve Miles**Sent:** May 21, 2010 10:42:54 AM

Attachments:

image001.gif (0.6 KB)

From: Steve Miles**Sent:** Tuesday, May 18, 2010 11:52 AM**To:** 'clerks@halifax.ca'**Cc:**

'Lyn Miles'; Steve

Subject: Lake Echo Development proposal

Dear Mayor Kelly and Council Members

Re: Mountainview Retirement Park

We are writing in support of the proposed development in Lake Echo for a retirement village as proposed by Paul Norwood, President of Mountainview Mobile Home Park.

Area's of concerns brought forward from the "Citizens for Responsible Development in Lake Echo" have been addressed or in the planning stages to meet all building and enviromental requirements. We also find it ironic the name, "Citizens for Responsible Development in Lake Echo", as there has been no development in the area for some time, correct me if I'm wrong, but the last development was Country Lake sub division over 10 years ago. In my opinion, this proposal from Paul Norwood is a very respectful and much required in an area with little growth in the past. It seems like this group is not interested in any form of development or growth.

With the increase in retirements from the "baby boom" era, Lake Echo is an ideal location for such a proposal. What better place to locate a development, close proximty to Dartmouth, Porters Lake, hospitals, recreation facilities and churches. A secure area where persons can enjoy the golden years in an affordable and energy efficient housing.

Benefits:

- # Increase in HRM tax base revenue
- # Increase of services in the Lake echo area, including spin off economies for local merchants.
- # With the additional population base, more retail area's would become attractive to prospective merchants
- # Additional population will also generate additional support to the community center, local churches and recreation facilities.
- # Retired persons and "empty nesters" in Lake Echo who would like to remain in the area would benefit from this option of selling their current homes and moving into a smaller more affordable

5/22/2010

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lifestyle.

- ✚ This would create a great sense of community within the park and surrounding area's with activities designed for retiree's.

Enviromental:

- ✚ All sewage and waste water systems have met the requirements and exceeded the base standards for proper enviromental controls.
- ✚ Concerned residents should have their existing properties checked to see if their systems are within code and have these existing septic systems replaced if it is a concern of the watershed.

Traffic:

- ✚ With an additional entrance and exit to access this proposed lands, there is no other requirements for traffic controls. This village area is for retired persons, who would not in my opinion, affect the normal flow of rush hour congestion or school bus access.

Property Values:

- ✚ We believe, the property values of existing single family dwellings would remain unchanged for two reasons, 1) the property is isolated from any of the existing sub divisions, 2) the average price of these modular homes range between \$80,000 - \$100,000 and with the current selling prices of existing homes in Lake Echo averaging \$125,000 - \$200,000, I see no impact of the value changing.

More advantages:

- ✚ Snow removal will be contained within the agreement and would not increase any additional costs for the current resident area rates
- ✚ Roads, landscaping, enviromental equipment, water and other services have been proposed to exceed building and municipal codes.

In conclusion, we truly believe this project warrants a quick approval to begin the necessary processes forward to create an official business plan with time lines for the phased in construction.

People must be educated that growth benefits all, and with increase growth comes prosperity and legacy .

Sincerely,

Steve and Lyn Miles

Dear Community Councillors,

My name is Dr. Julie Boutilier, and I am writing this letter on behalf of myself and parents Michael and Mary Boutilier. We would like to voice our support with regards to the retirement settlement planned by Mr. Paul Norwood.

Our entire family has lived on the Eastern Shore for many generations and hope to continue to do so for many more decades to come. It is with this hope that a development such as that proposed by Mr. Norwood would facilitate our continued habitation on the Eastern Shore. In fact, within the past five years my grandparents were forced to leave their home on the Eastern Shore due to the ever growing difficulty of taking care of a property with their increasing age. It would have been ideal if my grandparents would have been able to continue to reside on the Eastern Shore where their friends and family also live however this was not possible and they were forced to move to Dartmouth and have since had to move into nursing homes in part due to the inability of family to be nearby.

We have known the Norwood family for over two decades and have grown to respect them greatly. It has therefore come as a complete surprise to hear about the opposition with regards to the planned development in Lake Echo as the Norwood family has only ever had the best intentions with fostering development in the Porters Lake and Lake Echo areas over the decades. It appears that the large hesitation towards the development pertaining to the contamination of the lake is a mute point, as the issues are likely in large part due to older cottage properties.

It is therefore our family's hope that all facts will be taken into consideration when deciding whether to approve this development.

Yours sincerely,

Dr. Julie Boutilier

My name is Ron Hollett and I am a senior real estate specialist, selling homes with Re/Max Nova.

A few weeks ago I attended a community meeting in Lake Echo about a Seniors community being proposed by Paul Norwood which I think would be a great asset to the community

After listening to the people who spoke I thought back to the frustration my brother in law, Edward Roach when he was trying to start a senior complex called Northwood, now called the Edward L. Roach Senior Center for Living. This center is now the bench mark for senior living across North America.

I take my hat off to Mr. Norwood for thinking out of the box to find a solution for the much needed affordable senior living and I ask the council to think long and hard about the great need for housing for the senior population.

In addition I think it would be a big boost to the community as well as the seniors.

5/31/2010

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Mrs. Doane's letter to Council

From: Brenda Lee

Sent: May 31, 2010 7:53:56 PM

To: peter.lund@halifax.ca; rankinr@halifax.ca; outhitt@halifax.ca; harveyb@halifax.ca; brad.johns@halifax.ca; adamss@halifax.ca; mosherl@halifax.ca; humd@halifax.ca; walkerr@halifax.ca; jennifer.watts@halifax.ca; utecks@halifax.ca; sloaned@halifax.ca; blumenj@halifax.ca; wilema@halifax.ca; smithj@halifax.ca; barkhoj@halifax.ca; karsteb@halifax.ca; darren.fisher@halifax.ca; mcclusg@halifax.ca; lorelei.nicoll@halifax.ca; David Hendsbee (David.Hendsbee@halifax.ca); barry.dalrymple@halifax.ca; streats@halifax.ca; kellyp@halifax.ca

Attachments:

Mrs. Doane's letter to Council.jpg (50.4 KB)

Please find attached, a letter from a neighbour who has no computer.

11/20 2011/2012

To Whom it may Concern

My husband and I moved to Lake Echo in 1968. In those days, the population was about 300 people. We got involved with the community and, along with several others, struggled to get a much needed fire dept. built. With limited tax dollars, it took many hours of fund raising and hard work to accomplish it.

The days of community fund raising for projects is almost a thing of the past and, in order to grow and get the conveniences we need, we desperately need more people in our community.

We were excited to hear about Mr. Greenwood's plans for a 'Retirement Park' and are very disappointed to find out that a few people, under the guise of 'Citizens Responsible for Development' (or whatever) are actively trying to stop this. There are many young residents who have been here forever, who were looking forward to being able to live comfortably and not have to leave this beautiful community which we do have to leave our homes.

I implore you to listen to the 'other' side and, probably, the majority of the community, although we haven't gotten organized, who care about growth and raising forward.

Thanks for listening,
Alan and Betty Wilson

6/1/2010

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Fw: New Lake Echo Sub Division

From: allan doane

Sent: June 1, 2010 1:00:47 AM

----- Original Message -----

From: Glen Rennie

To:

Sent: Monday, May 31, 2010 11:25 PM

Subject: New Lake Echo Sub Division

To whom it may concern:

Re: Proposed Lake Echo Retirement Village

I think Mr. Norwood and his team have put a lot of thought, planning and engineering into this. His group have tried to use and share new technology to put in a well needed sub-division in to meet the future needs of seniors. He has seen a need for long time residents, now heading into their senior years, who would like to stay in this area.

I would like to see this project proceed and not be put down by "N.I.M.B.Y" attitudes!

Glen Rennie

Lake Echo resident since 1974

IMPORTANT INFORMATION RELEVANT TO CASE 01278

From: **Josh Norwood**
Sent: June 9, 2010 2:37:54 PM
To: david.hendsbee@halifax.ca; streats@halifax.ca;
barry.dalrymple@halifax.ca
Cc:

Attachments:
HRM community planning minutes.doc (50.0 KB)

Dear Councillors:

As you are already aware, developer Paul Norwood of Mountainview Mobile Home Park Ltd. has made an application to Halifax Regional Municipality (case number 01278) to amend districts 8 & 9 Municipal Planning Strategy to provide the opportunity to develop a Retirement Village / Mobile Home Park in Lake Echo.

On June 1st 2010, I, along with Margot Young and Paul Norwood, attended a meeting with HRM Community Planning Staff, Darrell Joudrey and Kurt Pyle to discuss the report that they prepared relevant to this case. During the meeting I was tasked with taking detailed minutes.

As an educated, professional and critically minded thinker who resides in the Eastern Shore area where this development is proposed, I believe that it is extremely important that you be made aware of the content of this meeting. It is my belief that the information that was told to myself, the developer and Ms. Young during this meeting is imperative; therefore, I have attached comprehensive minutes from the meeting in order that you can be fully informed in your decision of this application.

I have highlighted some of the questions and answers in BLUE that I feel are of particular importance. I find it very worrisome that the HRM Community Planning Staff admittedly chose not to include some crucial information in their report for this case that was provided to the HRM Community Planning office by the developer. Mr. Pyle stated that some of the developer's information was left out of the report because it did not support their decision. Undoubtedly, this omitted information is significant in helping you, our Councillors, to make the most well-informed decision about this application that you can.

Yours sincerely,

Josh Norwood,

Turn down-time into play-time with Messenger games [Play Now!](#)

**Proposed Retirement Village / Mobile Home Park (Case 01278)
Lake Echo, Nova Scotia**

**Minutes from Meeting with HRM Community Planning – June 1st 2010
HRM Community Planning Office (Boardroom), Alderney Gate, Dartmouth, NS.**

Present:

Margot Young – EDM Environmental Design and Management Ltd.
Paul Norwood – Developer
Josh Norwood – Minute Taker
Kurt Pyle – Senior Planner, HRM
Darrell Joudrey – Planner, HRM

1316 hrs – Commencement of meeting. Questions / Comments.

Margot Young

Q 1. Asked whether or not the development of a mobile home park in Lake Echo is still an option

Kurt Pyle

Advised that is still an option; however, the developer must proceed by way of open space design / hybrid.

Darrell Joudrey

Added to Mr. Pyle's response by saying that the developer can develop eight (8) lots as of right then the rest would have to follow the open space design model. Indicated that the home plans proposed by the developer are considered a house not a mobile home.

Paul Norwood

Asked whether or not the development could include "clusters" [of homes].

Kurt Pyle

Responded by saying that the aspects of the clusters would have to be looked at and could be considered on part of the land, the rest would have to follow the hybrid model.

Advised that one cluster of units may be allowed (no specific number given) because that is what would be consistent with the community character of Lake Echo, the rest of the proposed development would have to follow the hybrid model.

Margot Young

Q 2. Asked about the modular homes proposed by the developer in terms of the Z240 label.

Kurt Pyle

Stated that homes can have two (2) different ratings to them. He stated that a Z240 label is a typical mobile home: 3 x longer than it is wide. An A277 label looks like a "typical house" with different joices.

Paul Norwood

Advised that the homes that he is proposing for the development can be assigned either the Z240 label or the A277 label from the manufacturer.

Margot Young

Asked Mr. Pyle to explain Q 2. again.

Kurt Pyle

Stated that the construction standards are different for a Z240 home versus an A277 home, hence the different labels.

Margot Young

Q 3. Asked what is considered a mobile home versus and modular home is in HRM community planning office's terms.

Darrell Joudrey

Stated that any structure with a CSA Z240 label is considered a mobile home and any structure with a CSA A277 label is considered a modular home.

Margot Young

Q 4. Asked if someone were to purchase a building lot on Lynda Lane in Lake Echo, would HRM issue a building permit that would allow them to put a home with an A277 label (one that is similar to the units proposed in this application) on that lot.

Kurt Pyle / Darrell Joudrey

Both responded yes and indicated that it could be confirmed in writing by Shawn (sp) if we want.

Margot Young

Q 5. Asked whether or not HRM community planning has any concerns about the construction of the homes that the developer is proposing.

Kurt Pyle

Answered no, not that he is aware of because they both meet the building code for what they are.

Margot Young

Q 6. Asked about road length and any limitations on open space designs.

Kurt Pyle

Stated that they try to limit road length when possible and that this development would require two accesses in/out after 100 lots.

Margot Young

Q 7. Inquired about road length and cul-de-sacs.

Kurt Pyle

Stated that cul-de-sacs are permitted 240m after the “choke point” before a second access is required.

Margot Young

Q 8. Asked whether or not there are any limitations on where a second access /entrance in/out has to be located in schedule k.

Kurt Pyle

Stated that to his knowledge there are not limitations on where a second access has to be located.

Paul Norwood

Asked if he decided to go through an open space design development versus getting the land re-zoned to allow for a mobile home park, what the difference is considering the design of the homes is the same.

Kurt Pyle

Stated that under the plan requested, open space design allows for clusters of homes however in this case it may be in contrast with the character of the community.

Margot Young

Q 9. Asked why “clustering” is not compatible with the character of the community.

Kurt Pyle

Stated that it has to do with lot configuring. He indicated that it has to do with how the development is layed out; certain layouts are considered clusters. He stated that they want a hybrid layout. Stated that according to their solicitors, a developer can not own all of the land that a condo sits on in Nova Scotia.

Margot Young

Q 10. Asked about the proposed development and the Department of Environment

Kurt Pyle

Stated that the stuff that was indicated in the report that was prepared by HRM planning was specific to a mobile home park and high density housing.

Margot Young

Stated that this application was for modular homes and low density housing development and asked for a definition of what HRM planning considers high density versus low density housing.

Kurt Pyle

Stated that high density versus low density depends on the layout of the development.

Margot Young

Asked how many homes per acre is considered low density

Kurt Pyle

Advised that one home per 2.5 acres is considered low density. Advised that Mr. Norwood's proposed development would be considered low density.

Margot Young

Asked what is considered high density housing.

Kurt Pyle

Stated that he would need to look at the regional plan (no specific number given).

Margot Young

Asked what is considered medium density housing.

Kurt Pyle

Stated that a medium density housing development would be something comparable to Sunset Ridge, but he would have to check further.

Margot Young

Q 11. Asked about this development specifically and the comments from the Department of Environment again.

Kurt Pyle

Stated that whatever the Department of Environment approves is acceptable and that HRM community planning would not concern itself with that aspect of a development. Talked about 20/80 hybrid and that the septic for the lot area developed in the 20% can occupy the 80% area.

Margot Young

Q 12. Asked whether or not cluster home developments can share septic.

Kurt Pyle

Answered yes.

Margot Young

Q 13. Asked that if the developer did a portion hybrid/ portion cluster development would it be consistent with the MPS.

Kurt Pyle

Advised that he could not think of any reasons why it would not be consistent with the MPS at this stage.

Margot Young

Q 14. Asked if the Department of Environment approved the septic would HRM Community Planning.

Kurt Pyle

Answered yes.

Darrell Joudrey

Stated that the Department of Environment had good things to say about this proposed development.

Margot Young

Offered a synopsis of the conversation so far. She stated that so far based on the questions asked / answered, the issue that HRM community planning has with the proposed development is: not about the look/aesthetic/design of the units; is not about the density of the proposed development; is not about environmental issues or sewage treatment; rather, it is about the individual homes on lots versus clusters of homes.

Kurt Pyle

Agreed with Ms. Young's summary. Stated that high density developments and clusters of homes go against the community character for the area. Also questioned whether or not a business model where land is owned by the developer and rented to tenants is in keeping with the community character for Lake Echo (rentals versus ownership and the percentage of each in the community).

Margot Young

Commented on the fact that a lot of support letters / e-mails were left out of the report and not talked about; however, the letters of opposition were referenced in the body of the report.

Darrell Joudrey

Stated that he included all of the e-mails and letters that he had. He stated that he does not know how some slipped through.

Margot Young

Commented on the fact additional information that the developer forwarded to HRM Community Planning including minutes from an information meeting held by the developer on March 19th 2010; affidavit from a wastewater treatment operator who collected samples from the existing wastewater treatment plant (formally owned by the developer); conceptual drawings / interior plans for homes proposed by the developer for this development; and, information on the AdvanTex wastewater treatment system proposed for the development was not included in the report prepared by HRM Community Planning.

Kurt Pyle

Advised that they only put in documents that were required. Stated that at the time of the original application, the application was for a typical mobile home park. Stated that the material did not support HRM Community Planning's decision therefore it was not included in the report.

Margot Young

Q 15. Asked why the HRM Community Planning report did not set out a development agreement. Asked why not put formal criteria in.

Kurt Pyle

Questioned whether or not this project is consistent with what the community wants.

Margot Young

Q 16. Asked whether or not a development agreement could address concerns with the proposal

Kurt Pyle

Stated that there is nothing that can not be dealt with under a development agreement as far as the number of units and environmental obligations go; however, the community character issue can not be dealt under a development agreement. Stated that the community is clear that they do not want more than 22% rentals in the area. Questioned whether or not there is a justification for an increase in rentals in the community of Lake Echo.

Margot Young

Q 17. Asked where else have mobile home parks been approved in HRM since amalgamation.

Kurt Pyle

Advised that there were no new mobile home parks approved, only expansions; one on Lucasville Rd.

Margot Young

Q 18. Asked whether or not there are any areas in HRM where new mobile home parks can be developed, and where this type of business model can be operated in particular.

Kurt Pyle

Stated that districts 8 and 9 allow for expansions. Musquodoboit Valley, Bedford and districts 15, 18 and 19 allow for new developments.

Margot Young

Q 20. Asked where the 22% policy comes from

Kurt Pyle

Stated that it comes from the Lake Echo designation (showed a bound report).

Josh Norwood

Asked what year the report was written.

Kurt Pyle

Replied 1989.

Margot Young

Q 21. Asked whether or not new policy would be written if Council decides to recommend the proposal.

Kurt Pyle

Stated that yes, new policy would be written.

Margot Young

Q 22. Asked, prior to Reg. plan (Lake Echo designation written in 1989) could the developer have developed another mobile home park.

Kurt Pyle

Stated that yes, the developer could have but the land would have to be re-zoned, R-3 zone, policy P-62.

Margot Young

Q 23. Asked whether or not anyone ever re-zoned land to R-3 since amalgamation.

Kurt Pyle

Advised not that he was aware of and he has been working in HRM planning for 20 years.

Margot Young

Q 24. Asked whether or not there is such a thing as a modular home park.

Darrell Joudrey

Stated not here [in Nova Scotia] and he is not aware of any in Canada.

Margot Young

Q 25. Asked if Council approves the application, could the Mobile Home Park Bylaw be re-written to accommodate the A277 unit type.

Kurt Pyle

Indicated that he could not see why not.

Margot Young

Q 26. For a second time, asked why the developer's information was not included in the HRM Community Planning report. Asked was it because it did not support the recommendation.

Kurt Pyle

Stated "Yes." Because of the recommendation that was made. It did not support the recommendation. Stated that a mobile home park and environmental concerns can be addressed by way of development agreement however an increase beyond 22% rentals in Lake Echo goes against the community character for the area.

1445 hours - Meeting concluded.

Minutes prepared by Josh Norwood.

My name is Bill McLaughlin

I would like to thank you for letting me speak as a ratepayer on the Planning districts 8 & 9 case 01278. This case has been the subject of two PIMS that I spoke at. To date the two PIMS we attended have shown that HRM is applying due diligence to this project even though it comes a little late. The second PIM identified me as Mr. For the minutes. I have provided paperwork tonight so that I cannot be misidentified. *Bill McLaughlin*

We in Lake Echo have been developing at an excellent rate in the last twenty years. Look at the growth in our Lake Echo community on the Mineville Rd. We are a very small community and therefore any new house is an important addition to the community.

The current staff report presented after the two PIM's I consider to be excellent advice to Council. My concerns are in the main environment. I am sure others will have other important concerns but I will limit mine to two.

First: The done deal approach the developer has applied to this project and the poor presentation given to the public when presented with normal questions at the PIM's. We have been told that work had to be done to do tests. I do not believe that the work done was all in support of tests.

The other item I want to talk about is Lake Echo disasters and changes.

The disasters and changes I refer to are sewage problems in 1980's, new development requests in 1990's, Hurricane Juan in last decade and the big fire .

Hurricane Juan provided a platform for harvesters with the help of politicians to flatten the lands here and surrounding areas. As well I believe the promised employment on this project went to the New Brunswick Forest Harvesters. All of this is not what we expected but should be considered when evaluating what will happen with more changes.

I now draw your attention to the paperwork I have provided.

Annex A to F: They show possible damage to our watershed and demonstrate that something has happened already to the land that is not good.

Verbal good intentions do not make things happen. Good intentions expressed by investors and developers at the highest levels of government on the North American Continent are now haunting us all. This project is small by comparison but certainly depicts a level of inconsistencies that do not pass the smell test when it comes to my environment.

Thank you for listening.

Wetlands
Hannel A.

Wetlands

Most of us have a pretty good idea what a wetland is, even though we may not be able to provide a precise definition if asked. Wetlands are wet. That's a simple way to put it. Most wetlands are at least soggy if not brimming with standing water for much of the year. If you are standing in one, your feet are most likely getting a good soaking unless you have rubber boots on, but this is not always the case. Some wetlands like vernal pools and ephemeral woodland ponds where many salamanders, frogs and turtles spend a good portion of the spring, typically dry out in summer and may or may not fill up again in the fall. Many of our forested wetlands and floodplain swamps are relatively dry for much of the year as well.



The one constant about wetlands is that they are always changing. The words of naturalist John Burroughs ring especially true for wetlands, "*if you want an adventure in nature, take the same walk that you took yesterday, and do so again tomorrow.*" If you want to see something new today, go back to the same wetland you visited yesterday. Visiting a wetland from week to week and season to season you will observe many different "personality traits" of the wetland that makes up its overall character. From changing degrees of soginess, to the many different kinds of plants that flower in different seasons, to the sorts of animals that are likely to be breeding, scrounging for food or hibernating there. The variable nature wetlands makes them especially interesting places to visit throughout the year, but also particularly tricky to pin down with a precise definition.

Français

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Echo, NS B3E 1B5

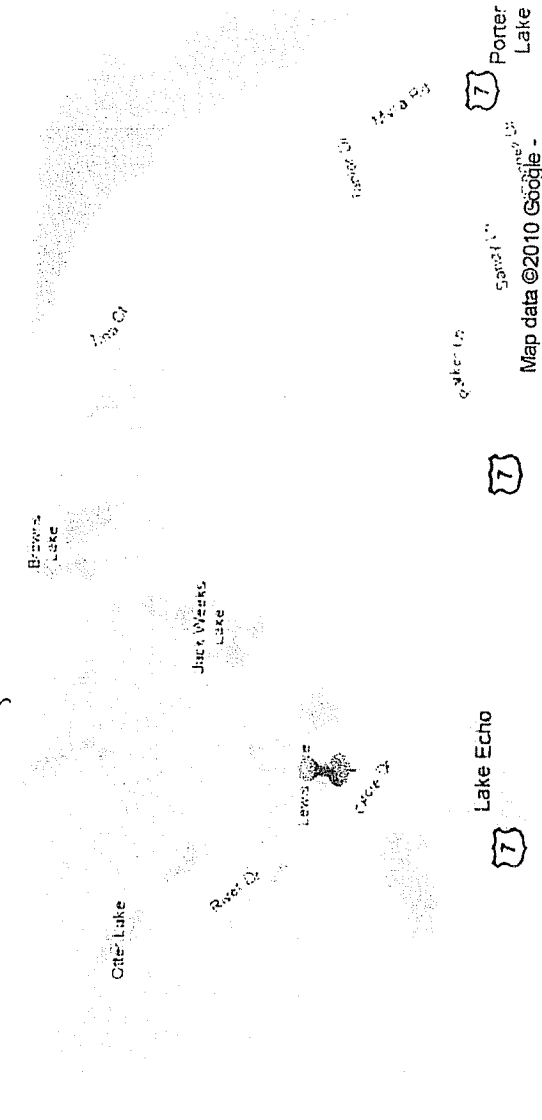
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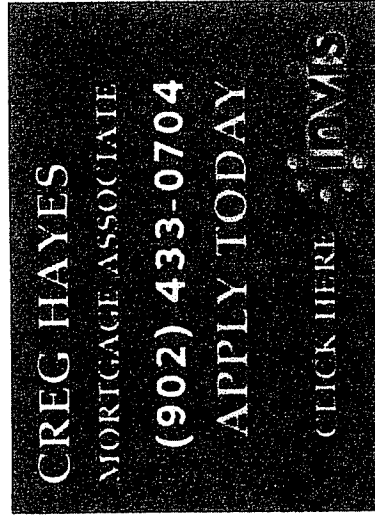
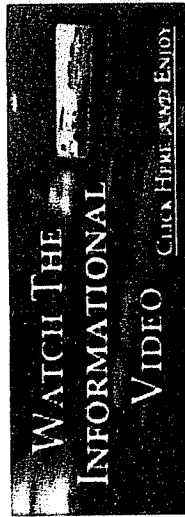
ANNEX C



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HOME BUNGALOW SPLIT ENTRY CAPE COD MINI HOMES ULTRA SERIES COTTAGES MAPLELEAF HOMES CONTACT



Specials --Inquire About Our Specials Today--

Homes ready for occupancy

Enfield- Riverdale Estates: Split Entry- Brand New Ready for immediate occupancy. Tile kitchen, hardwood steps and rails, fried, stove and dishwasher included. Fully landscaped! Only \$209,000.00 and payments as low as \$ 682.00 P and 1,5 % down* [View Picture](#)

David Drive- Brand new large 2 bedroom open concept home in a quite subdivision in Lawrence town, just move in! 5 appliances included. Only \$209,000.00 and payments low as \$682.00 P & 1, 5 % down* [View Picture](#)

Mini Home park mainland South 7 lots available in mature park. Homes starting at \$70 lot rent included. [View Flyer](#) [View Picture](#)

Park lots available through out HRM, call for details!

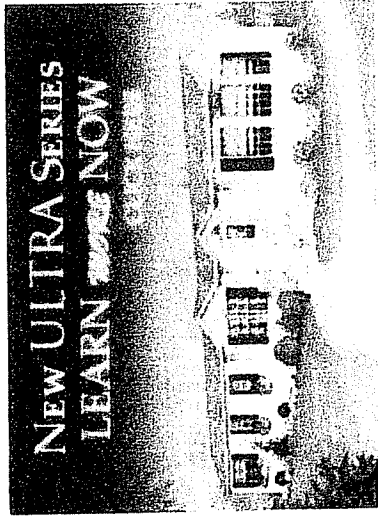
Luxurious show home on your own land all inclusive for \$269,900!

*Rates are subject to change based on 5% down and bank approved credit.

Projects in planning stage: Proposed Developments.

Still Water Village, Retirement Village in Lake Echo. Enjoy country living only minutes from the city. Turnkey packages including your own utility shed. Walking trails, paved

AMARX-E



walkways and so much more to offer! **Proposed start date pending approval TBA.**

Porter's lake lots available! 16 mini home lots and 8 modular lots. Minutes from Porters Lake Superstore, beautiful country living, turnkey Packages available... call for pricing today! Available late fall 2009.

Super Value! Summer Specials! 2 Bedroom, 2 bathrooms, with master ensuite and wall in closet. Turnkey package with land allowance of \$25,000 included, well, septic, driveway and culverts, foundation, electrical and Plumbing! Pick out your plan today! \$194,900

BUNGALOW SPLIT ENTRY CAPE COD MINI HOMES ULTRA SERIES COTTAGES PRIVACY POLICY CONTACT US

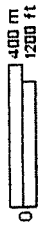
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MAPQUEST

Sorry! When printing directly from the browser, your directions or map may not print correctly. For best results, try clicking the Printer-Friendly button.

Map of Halifax

Cloudy, 48° F



ANNEX F

Lake Echo

MAPQUEST

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KILLAM
PROPERTIES INC

HANEX G.

BOIL WATER ADVISORY

To: All Residents, Mountainview Estates

Date: April 27, 2010

A temporary boil water advisory is in effect immediately for all residents of Circle Drive, Happy Drive, Grumpy Lane, Sneazy Avenue, Bashful Avenue, Dopey Lane, Sleepy Lane, Doc Avenue and Snow White Drive due to possible water quality issues.

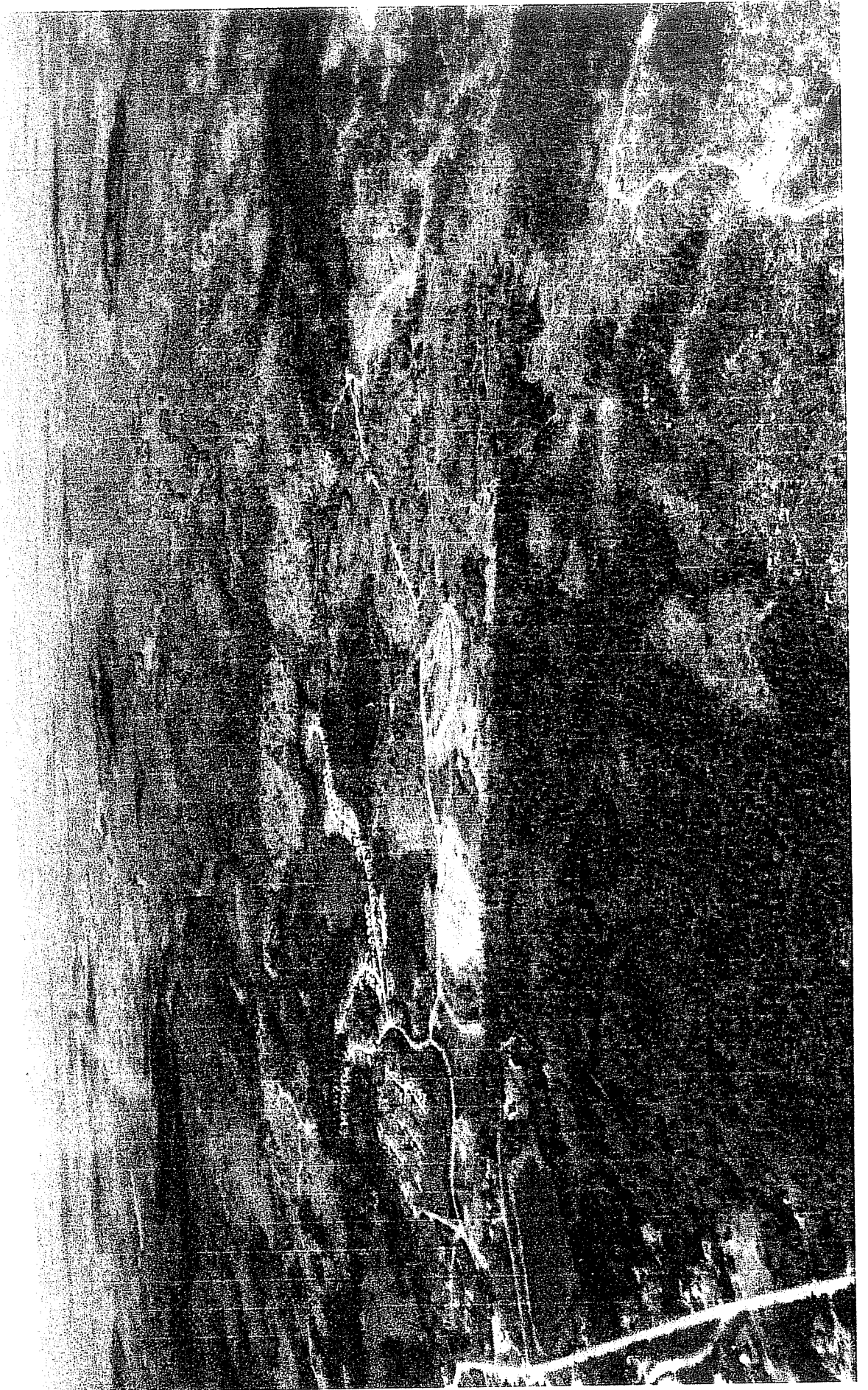
Residents are advised to boil all water for at least two (2) minutes before drinking, preparing infant formulas, preparing juices and ice cubes, washing fruits or vegetables, cooking, or dental hygiene. Please take any other reasonable precautions.

Adults, adolescents and older children may shower, bathe or wash using tap water but should avoid swallowing the water. Toddlers and infants should be sponge bathed. If dishes are hand washed they should be washed and rinsed in hot tap water, soaked in a dilute solution of unscented household bleach (20ml of unscented household bleach in 10 litres of water) for one minute and dried. Alternatively, dishwashers with a hot water cycle will disinfect dishes. Laundry may be washed in tap water, either by hand or by machine

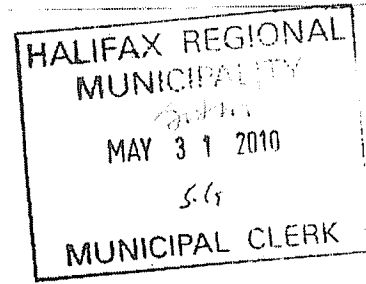
This advisory is in effect until further notice.

We do expect this matter to be resolved very quickly and will keep you informed as to the status.

Hand H



From: Peter Kelly
To: Clerks Office
Date: 31/05/2010 10:36 am
Subject: Fwd: New Gated Seniors Park in Lake Echo



Karen Dominix

>>> On May 29, 2010 at 1:59 pm, in message wrote:

Hi,

My name is Karen Dominix. I have lived in Lake Echo all my life for 35 years and all I ever have seen is businesses struggling and closing because of lack of support possible being partial to the low # of families living here in Lake Echo compared to other communities.

To have the new development of the "Gated Seniors Park" that Paul Norwood wants to develop would benefit us greatly. I think especially all the local businesses; ie Hair Shop, Convenience Stores, Community Center etc....like I said that are struggling.

I also believe it will bring new businesses back and create jobs for people living in Lake Echo.

Paul Norwood is a well respected and trustworthy guy and I have NO worries that this new development will meet and exceed all rules, regulations and expectations to protect the environment around us.

So that being said I see NO reason that Paul shouldn't be able to go ahead with this great new "addition" to our community!

Thanks for listening!

Karen & Cory Dominix

30 days of prizes: Hotmail makes your day easier! Enter now (<http://go.microsoft.com/?linkid=9729705>)

MUNICIPAL CLERKS OFFICE

Distributed to:

✓ Councillors Meeting: Regional Council

✓ Mayor

✓ CAO Date: June 23, 2009

✓ DCAOs

✓ Solicitor Item No. 11.1.5

✓ Communications

✓ Other J. Church, D. Joudrey, K. Denty,

A. French, P. Dunphy, K. Pyle

HALIFAX REGIONAL
MUNICIPALITY

JUN 01 2010

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MUNICIPAL CLERK

To Whom it May Concern

My husband and I moved to Lake Echo in 1958. In those days, the population was about 300 people. We got involved with the community and along with several others, struggled to get a much needed fire dept. built. With limited tax dollars, it took many hours of fund raising and hard work to accomplish it.

The days of community fund raising for projects is almost a thing of the past and, in order to grow and get the conveniences we need, we definitely need more people in our community.

We were excited to hear about Mr. Greenwood's plans for a 'Retirement Park' and are very disappointed to find out that a few people, under the guise of 'Citizens Responsible for Development' (or whatever) are actively trying to stop this. There are many aging residents who have live here forever, who were looking forward to being able to live comfortably and not have to leave this beautiful community when we do have to leave our homes.

I implore you to listen to the other side and, probably, the majority of the community, although we haven't gotten organized, who care about growth and moving forward.

Thanks for listening,
Alan and Betty Libane

MUNICIPAL CLERKS OFFICE

Distributed to:

- Councillors Meeting: Regional Council
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- CAO Date: June 23, 2009
- DCAOs
- Solicitor Item No. 11.1.5
- Communications
- Other J. Church, D. Joudrey, K. Denty,
A. French, P. Dunphy, K. Pyle

Sena Elizabeth Gbeve - Fwd: Seniors Mobile Park

From: Clerks Office
To: Christen MacDonald; Sena Elizabeth Gbeve
Date: 01/06/2010 10:01 AM
Subject: Fwd: Seniors Mobile Park
Attachments:

HALIFAX REGIONAL
MUNICIPALITY
JUN 01 2010
5.4
MUNICIPAL CLERK

>>> On June 1, 2010 at 7:57 am, in message
< > "Lynn Purchase"
< > wrote:

My family moved to Lake Echo in November of 1968 and I am now living nearer the city. I expect to retire in the near future and I was very excited to hear about the plan for a 'Senior Mobile Park'. Seniors are looking for safer and quieter neighbourhoods in which to spend their retirement years, have a small yard and know that some maintenance services will be available if needed. I think this park will fulfill a lot of seniors needs that we worry about that may not be available to us in the up coming future, I feel this park would be a plus for this community.

The park would generate growth to Lake Echo which in means more amenities for everyone and I can't imagine that this would have negative repercussions to this community in any way.

Myself being a baby boomer, the park opens up some options for our future living arrangements and I would hope the residents of this beautiful community would have the foresight to approve this venture.

Sincerely,

MUNICIPAL CLERKS OFFICE

Distributed to:

- √ Councillors Meeting: Regional Council
- √ Mayor
- √ CAO Date: June 23, 2009
- √ DCAOs
- √ Solicitor Item No. 11.1.5
- √ Communications
- √ Other J. Church, D. Joudrey, K. Denty,
A. French, P. Dunphy, K .Pyle

From: Dan and Joan Regan
To: <joudred@halifax.ca>
Date: 10/06/2010 9:51 am
Subject: FW: Plea for our Community

Mr. Joudrey:

Thank you for the time and effort you and your staff put into the report on case number 01278: MPS Amendment to permit a mobile home development in Lake Echo. Your presentation at the Marine Drive, Valley and Canal Community Council last evening was very well put together, well presented, and very informative.

I must say that is discouraging to see your efforts negated by the obvious bias of our councilor.

I have sent the attached E-mail to Mayor Kelly with a copy to Councilor Hendsbee in an attempt to draw some attention to this misuse of power.

If I can be of any assistance in your future work on this issue, please feel free to contact me at any time.

Regards

Dan Regan

Subject: FW: Plea for our Community
Date: Thu, 10 Jun 2010 09:59:21 -0200

Subject: Plea for our Community
Date: Thu, 10 Jun 2010 09:57:53 -0200

Mayor Kelly

Last night I witnessed a travesty of council procedure which in my mind verges on criminal.

I attended the Marine Drive, Valley and Canal Community Council meeting in Lake Echo, and was appalled at the obvious misuse of authority and blatant bias displayed by Chairperson Councillor David Hendsbee.

As a concerned resident of Lake Echo, I attended the meeting to voice my opinion on the proposal to amend the Municipal Planning strategy to allow the development of a third mobile home park in our community. I also attended to hear the presentation by staff of the staff report on this subject (Case 01278:MPS Amendments to permit a mobile home development in Lake Echo)

Many in our community have suspected that our councillor has been supporting the developer all along, but the proceedings last night only served to confirm our suspicions. This type of collusion disgusts and discourages us citizens, and wrecks of corruption.

The meeting was brought to order by the chairman, who then introduced the HRM solicitor at the head table and announced that there would be no public discussion of the case in question, as this is not a public hearing. Any attempts to provide input or voice our concerns were quickly stifled by the councillor and the solicitor.

Next came the presentation by staff of the report, which found that the amendment to the MPS could not proceed because of the impact on the character of the community, and should be deferred until the community Visioning process has been completed.

Councillor Hendsbee then berated staff in an attempt to discredit the report. His feed back included the following:

Staff indicated that the existing mix of mobile homes in Lake Echo comprised approximately 22% of the total number of dwellings and the addition of 200 more mobile homes (Minimum number applied for) would push this mix to over 40%. Councillor Hendsbee corrected them and said that Lake Echo includes Mineville, and when you add those homes, the percentage drops to 36%.

The councillor then directed staff to consider that today's mobile homes are better quality and more aesthetically pleasing, in an attempt to soften the impact on the community.

After many more clarifications, all of which were directed at pushing the staff to accept the application to amend, councillor Hendsbee then directed staff to prepare another report, exploring alternatives to the proposal that could be used to provide the illusion that this is not a mobile home park, but in fact a subdivision of modular homes, not subject to the limitations spelled out in the MPS for mobile home parks.

Finally, Councillor Hendsbee put forward a motion, that Lake Echo be included in the visioning exercise for Porters Lake, which would effectively move it up from #23 on the list of communities in line for the visioning exercise, to number 5. This would expedite the visioning exercise, and if successful, would pave the way for the development. Please note that the developer and most of his supporters are from Porters Lake. His influence in that community is significant, and given the size of Porters Lake compared to Lake Echo, they would have no trouble abusing the visioning process to achieve their goals at the expense of Lake Echo residents.

Mayor Kelly, You have ridden floats in our Lake Echo Fiesta Days parade. You know as well as any one that the vision we hold for our quiet little community is significantly different than that of Porters Lake. If this were not so, then Staff would have included the communities together in the Visioning exercise from

the start.

Finally, the use of HRM staff to generate another report trying to justify a development that is not wanted or needed in our community is a blatant misuse of taxpayers dollars. I am sure that HRM staff have more to do than explore options so a developer can get rich while we struggle to keep HRM out of a deficit.

Please help us in our plight. Many in our community will be pleading with all councillors, and all representatives we can contact. We will also be communicating with the press. This is blatant abuse of a supposedly democratic process that has already cost the taxpayer too much money.

Please ensure that the residents of Lake Echo have the final say in the Vision for Lake Echo.

If you would like to discuss this issue further, please do not hesitate to contact me at any time.

Thank you for your consideration of this difficult situation.

Regards

Dan Regan

Look 'em in the eye: FREE Messenger video chat Chat Now!

Your Photo on Bing.ca: You Could WIN on Canada Day! Submit a Photo Now!

Look 'em in the eye: FREE Messenger video chat
<http://go.microsoft.com/?linkid=9734386>

From: David Hendsbee
To:
CC: Darrell Joudrey,
Date: 10/06/2010 10:09 am
Subject: Re: Plea for our Community

Dan

With all due respect I want the community to be fully aware of all development options that are possible for this area. A supplementary report should clarify that point.

I just wonder if the original application was for a subdivision instead of a mobile home park, would there have been the same reaction? Regardless of what form it could take, the most relevant factor will be the hydrology study on water supply and soil capacity.

The same thing would apply even if the same type of component home structures/development were proposed anywhere - even off Country Lake Drive.

I want ALL the facts up front and be known by all. The community deserves to know. And that is NOT a travesty of justice but simply doing our due diligence.

At last night's meeting I asked everyone to be more respectful towards one another regardless of their opposing opinions. By the tone and language of your discourse, I see that my request for civility did not resonate to everybody.

Respectfully,
David

-----Original Message-----

From: Dan and Joan Regar
Cc:
To:

Sent: 6/10/2010 8:57:53 AM
Subject: Plea for our Community

Mayor Kelly

Last night I witnessed a travesty of council procedure which in my mind verges on criminal.

I attended the Marine Drive, Valley and Canal Community Council meeting in Lake Echo, and was appalled at the obvious misuse of authority and blatant bias displayed by Chairperson Councillor David Hendsbee.

As a concerned resident of Lake Echo, I attended the meeting to voice my opinion on the proposal to amend the Municipal Planning strategy to allow the development of a third mobile home park in our community. I also attended to hear the presentation by staff of the staff report on this subject (Case 01278:MPS Amendments to permit a mobile home development in Lake Echo).

Many in our community have suspected that our councillor has been supporting the developer all along, but the proceedings last night only served to confirm our suspicions. This type of collusion disgusts and discourages us citizens, and wreaks of corruption.

The meeting was brought to order by the chairman, who then introduced the HRM solicitor at the head table and announced that there would be no public discussion of the case in question, as this is not a public hearing. Any attempts to provide input or voice our concerns were quickly stifled by the councillor and the solicitor.

Next came the presentation by staff of the report, which found that the amendment to the MPS could not proceed because of the impact on the character of the community, and should be deferred until the community Visioning process has been completed.

Councillor Hendsbee then berated staff in an attempt to discredit the report. His feed back included the following:

Staff indicated that the existing mix of mobile homes in Lake Echo comprised approximately 22% of the total number of dwellings and the addition of 200 more mobile homes (Minimum number applied for) would push this mix to over 40%. Councillor Hendsbee corrected them and said that Lake Echo includes Mineville, and when you add those homes, the percentage drops to 36%.

The councillor then directed staff to consider that today's mobile homes are better quality and more aesthetically pleasing, in an attempt to soften the impact on the community.

After many more clarifications, all of which were directed at pushing the staff to accept the application to amend, councillor Hendsbee then directed staff to prepare another report, exploring alternatives to the proposal that could be used to provide the illusion that this is not a mobile home park, but in fact a subdivision of modular homes, not subject to the limitations spelled out in the MPS for mobile home parks.

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Please ensure that the residents of Lake Echo have the final say in the Vision for Lake Echo.

If you would like to discuss this issue further, please do not hesitate to contact me at any time.

Thank you for your consideration of this difficult situation.

Regards

Dan Regan

From: Dan and Joan Regar
To:
CC:
Date: 10/06/2010 11:27 am
Subject: RE: Plea for our Community

David - Thanks for the quick response to my E-mail.

On your note about the subdivision, Destiny Homes has begun developing a subdivision across the street from me on Country Lake Drive that will potentially add 250 homes to our community. We have not and will not oppose this development. And if Mr. Norwood proposed a subdivision of single family homes on 40,000 square foot lots with individual wells and septic systems, we would not be having this dispute.

The hot tempers on our side of the discussion are driven by frustration of not being heard as a community, having Mr. Norwood's family and friends from Porters Lake swoop in and circulate a Hail Mary petition after the Staff Report has been released, and your obvious commitment to do what ever is necessary to see this project go ahead.

Respectfully

Dan

> Date: Thu, 10 Jun 2010 10:09:11 -0300
> From: David.Hendsbee@halifax.ca
> To:
> CC:

> Subject: Re: Plea for our Community

>

> Dan

>

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> David

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> From: Dan and Joan Regan

> Cc:

> To:

>

> Sent: 6/10/2010 8:57:53 AM

> Subject: Plea for our Community

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> Mayor Kelly

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From:
To:
CC:
Date: 10/06/2010 12:35 pm
Subject: Case 01278

Hello Councillor Hendsbee , I attended the community council meeting June 9th. 2010 . I observed from the staff report, which I read , Mr. Joudrey & staff worked very hard for several months to compile a 200 page document that concluded at very least a visioning study be conducted for Lake Echo . It took you only 60 minutes to tear it apart and find flaws. Why do you bother to have staff make recommendations for council if you do not listen to what have to say ? This is a sad day for HRM democracy , how many more times are you willing to task staff with the same case ? Will it be over when you get what you requested to council Jan.20th. 2009 ? Note : few residents of the community new of your request to amend the planning district 8 & 9 municipal planning strategy and land use bylaw to permit a mobile home park . June edition 2010 of the Easter Gazette , you councillor Hendsbee are referring to this case 01278 as a Retirement Home Park. The current application submitted by Mr. Norwood is for a MOBILE HOME PARK .NOT a retirement home park . I'm requesting you submit the correct information to the Gazette and ask for a reprint in the next edition. I am also asking you, any future communication with the community as councilor you address proposed development as per the original request by Mr. Norwood and stop miss leading the community in believing it is a retirement home park . It is a MOBILE HOME PARK . I am appalled and discussed at the way you single handedly manipulated the agenda of case 01278 in favor of the developer . May I remind you , residents of district 3 elected you , you are there to serve the interests of all the community, not an individual developer & a few others who are lined up at the money trough . You publicly stated at the Lake Echo boat meeting & through various emails , that you are not bias and must remain neutral in case 01278 , perhaps you should sit down with Mr. Norwood and view the recording that ATV recorded at the June 9th. meeting it may shed some light on public perception .

Robert Ferguson

Regards

Dan Regan

Turn down-time into play-time with Messenger games
<http://go.microsoft.com/?linkid=9734385>

From: David Hendsbee
To: Cathy Mellett; Dan and Joan Regan ; Michel Gaudreau; Paul Norwood
CC: Barry Dalrymple; Clerks Office; Darrell Joudrey; Jennifer Little; Kr...
Date: 14/06/2010 4:35 pm
Subject: RE: Petition Presented at MVDCCC meeting 9 June 2010

Hello All :

For the benefit of everyone concerned , I did a review and tally of the June 9/10 petition that included 936 names. The community distribution of those that signed it is as follows :

Lake Echo (Trailer Park addresses) - 344
Lake Echo residents outside of trailer park - 281
Mineville Residents - 77
In total from the Lake Echo MPS Designation area = 702 (75 %)

Another 152 signatures are from the same MPS area :
(Hfx. Co. District 8 & 9 - Lake Echo / Porters Lake) - 16.25 %:
Porters Lake - 107
Head Chezzetcook - 22
West Chezzetcook - 11
East Chezzetcook - 5
Grand Desert - 3
Seaforth - 2
Conrod Settlement - 2

The remaining 82 signatures (8.75 %) are from :
East Preston - 14
Westphal - 13
Cole Harbour - 6
Musquodoboit Harbour - 3
Oyster Pond - 2
East Jeddore - 1
Sheet Harbour - 1
Cherry Brook - 1
East Lawrencetown - 2
Lawrencetown - 2
Cow Bay - 1
Dartmouth - 19
Eastern Passage - 1
Lower Sackville - 3
Halifax - 2
Enfield - 1
Other ? - 10

I trust this information will be helpful to clarify some concerns over the residency factor of the petition.

Regards to all :
DAH

David Andrew Hendsbee
HRM Councillor District 3 :
Preston - Lawrencetown - Chezzetcook
Tel #: 829-2465
Fax #: 829-3620
Cell #: 483-0705
E-Mail: david.hendsbee@halifax.ca
E-mail: david@hendsbee.ns.ca
Web-site: www.halifax.ca/district3
web-site: www.hendsbee.ns.ca

>>> Cathy Mellett 14/06/2010 1:33 pm >>>

Dear Mr. Gaudreau;

Your concerns as noted, are included for the record. Ms. Tidgwell has provided you with a copy of the petition, which has been submitted to our office as part of the public record. As she indicated, due to HRM's Freedom of Information and Protection of Privacy (FOIPOP) Policy, it is the practice of this office to sever the personal information contained within the Petition respecting signatures and mailing addresses when provided outside of this office. Thus that information has been removed. We follow this process to ensure our obligation to balance access to information and to protect personal privacy.

I also want to add that petitions are not binding on the municipality, they are one, among many means for members of the public to express their views and opinions on a matter. They are weighed and considered as each member of Council or Community Council deems them appropriate and have no special legal standing in regard to any matter before Council or Community Council.

As you noted, administrative order 1 and the associated policies outline the practices to be followed in submission of petitions. I also want to note that Council or Community Councils have full discretion to accept petitions as they see fit. A petition is an expression of the views and opinions of those submitting the petition only, and not those of the municipality.

Most sincerely

Cathy Mellett
A/Clerk Manager
Office of the Municipal Clerk

>>> Michel Gaudreau
Ms. Tidgwell,

3/2010 10:44 >>>

Thank you very much for your prompt response to my request. Could it be confirmed for the record that the petition has in fact been accepted by HRM? This despite the following objections and observations:

- 1- The objection that the petition was conducted under the false pretenses of a "Retirement Village" submitted to you on 10 June 2010.
- 2- The petition was not submitted in accordance with the minimum mandatory requirements as set out on the HRM website "<http://www.halifax.ca/petitions/>", in that the name, civic address, and either telephone number or email address of the originator of the petition was not submitted or included with the petition.

Also as per the requirement prior to submitting a FOIPOP request, I am obligated to make an informal request for the information prior to submitting it. Therefore if HRM accepts the petition, I request once again that I be provided with a copy of the petition that includes the names and civic addresses of the signatories in accordance with the instructions provided by HRM for petition submission in that " All information contained in a petition is deemed to be public information, including the names and addresses of those signing the petition."

Thank you very much,

Michel Gaudreau

-----Original Message-----

From: Krista Tidgwell
Sent: June-11-10 10:30 AM
To: Michel Gaudreau
Cc: Barry Dalrymple; Clerks Office; David Hendsbee; Steve Streach
Subject: Re: Petition Presented at MVDCCC meeting 9 June 2010

Mr. Gaudreau:

Attached is the Petition submitted by Mr. Allan Doane during the Marine Drive, Valley and Canal Community Council June 9, 2010 session respecting Case 01278: MPS Amendments to permit a mobile home development in Lake Echo.

Due to HRM's Freedom of Information and Protection of Privacy (FOIPOP) Policy, personal information contained within the Petition respecting signatures and mailing addresses have been removed.

Please contact me at _____ or Councillor Hendsbee should you have any questions.

Thank you,

Krista Tidgwell
Legislative Assistant
Municipal Clerks Office

>>> Michel Gaudreau 10/06/2010 9:31 pm >>>
Good day Councillor Hendsbee,

As an individual concerned about the possible effects of high density housing on the environment and the community of Lake Echo, I would like to pass on the following concerns about the petition presented by a group at the meeting of 9 June 2010. I also formally request that this correspondence be part of all public records regarding and relating to this petition.

I formally state that this petition has been undertaken using false representation by petitioners in that the petition text states "Retirement Village", and is referring to previous claims repeatedly made by the developer during Public Meetings to the effect that his" development will filter and/or limit occupancy based on age" contrary to the laws in force in Nova Scotia. On the basis that the Information provided to signatories is false and inaccurate, it is requested that the petition as submitted be rejected.

It is also requested that if the petition as submitted meets the requirements of Administrative Order Number One, and is accepted by the HRM, that I be provided with a copy which includes the addresses of signatories for verification purposes as soon as it is made public. Soft copy will suffice.

Yours truly,

Michel Gaudreau

From: Michel Gaudreau
To: "Darrell Joudrey"
CC:
Date: 16/06/2010 10:17 pm
Subject: Thank You From Citizens for Responsible Development in Lake Echo (Case01278)

Mr Joudrey and Mr Pyle,

On behalf of Citizens for responsible development in Lake Echo, I would like to pass on to both of you a very sincere and honest thank you for all of the hard work that was put into the preparation of the Staff Report presented to MDVCCC on 9 June 2010.

Our organization is very much focused on this application and was concerned that interference from Councillor Hendsbee would have a direct effect on the professional and unbiased report that you produced. I would like to point out that I am glad that you have allayed our concerns. As an organization which is over 200 families strong in Lake Echo, we were concerned that staff might be coerced to accommodate the wishes of Councillor Hendsbee. Your professionalism has obviously prevented you from taking the easy course of action; you have done what was right instead of what was easy.

It was very humiliating to see Councillor Hendsbee not only minimize the contents of the report the other evening, but also openly attempt to discredit the efforts put into this report - which in our opinion was not only the fairest possible outcome for this application, but also the action that follows the 2006 HRM planning guidance. It was a very sad day for many of us in attendance to see how a single elected individual could so easily and openly manipulate and attempt to destroy a report that ultimately reflected the concerns of the community under the premises of public participation. Although many, if not most, in our group have lost faith in Councillor Hendsbee to represent the interests of our community, we would like to reassure staff that we fully recognize that your organization displayed fairness and honesty in your recommendations and that you have earned respect from our group. It is our intention to forge ahead despite this obviously unnecessary setback, and want to reassure you that we do represent the voice of majority in Lake Echo - as opposed to voices with questionable motives from outside of our community.

Once again thank you very much,

Michel Gaudreau

Co-chair

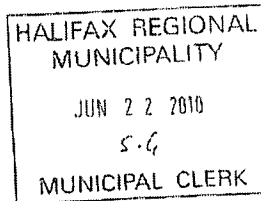
Citizens for Responsible Development in Lake Echo



21 10 06:02p Mike McLaughlin

P. 1

From: W.L. McLaughlin



Hi Krista:

I am a little slow with this but I hope you can get it around to those who got my paperwork at the June meeting. I intended to speak either during the staff presentation or at the end of the meeting when public can say anything that concerns them. Maybe I should have given two weeks' notice.

If I had been able to speak, the following is what I would have said in less than 5 minutes:

Annex A: Wetlands provide water to both downstream lakes and as well to the groundwater as they usually are located at the water table.

Annex B: All over this area you see the wetland code as shown on code notes on conceptual site plan. What happens when you throw in uncontrolled high density development in the form of as many as you can get mobile or manufactured homes onto this land. If developer gets the ok for the zoning requested as per this plan that is what can happen. The plan is poorly thought out and presented when sewage on p3 and p4 are overlapping a swampy area and uphill from the lake that currently supplies water to over 300 homes. Would you allow this development on the Halifax or Dartmouth watershed? I would like to say though that Jack Weeks Lake on the eastern side looks like mother nature in her bonnet with bogs around her head watching what we are doing.

Annex C: Look at the roads around Jack Weeks Lake and even going to Porters Lake.
Annex D: Same roads on property but different company.

Annex E: This is an add to sell Still Water Village retirement homes which are the properties shown on the conceptual site plan for the same area. This used to say available in fall of 2010 but has recently been changed.

Annex F: If you go on map quest you see roads on the land in question that aim towards Porters Lake. The developers conceptual plan shows that noone owns the lands in between. How can that be and what is going on. Do people just scribble lines on paper because they have nothing else to do.

Annex G: I submit this only as info to show that many individuals are affected by water quality when the source of it has a problem.

Annex H: This is an aerial photo of the land in Question. You can see the existing Trailer Park and the lakes involved. Important to note that all green canopy has been removed. The developer has made his money from harvesting all softwood. If you look at the few green spots you will find that they are the boggy areas. Property lines are well defined by the clear cutting that removed what was a very old and mature forest. I understand that the developer had some kind of permit to start his development without proper zoning and against all HRM development plans.

Bill Mc Laughlin

From: David Hendsbee
To:
Date: 24/06/2010 12:09 pm
Subject: FYI - Article in Halifax Herald - June 24 /10 - Mobile home park permit eyed

FYI -
Article in Halifax Herald - June 24 /10 -
Mobile home park permit eyed

By CHRIS LAMBIE Business Editor
Thu. Jun 24 / 10 - 4:54 AM
When is a mobile home park not a mobile home park?

The developer behind a proposal to set up as many as 350 modular homes in Lake Echo said he is applying for a permit to build a mobile home park because that way it will cost about one-third the price he would have to shell out for what's termed an open-space design subdivision.

"They're too expensive to build," Paul Norwood, president of Mountain View Mobile Home Park Ltd., said Wednesday.

"It's not a mobile home park. But you have to call it a mobile home park in order to be able to develop it as a mobile home park and put these homes in."

The business plan is aimed at doing "it as cheap as you can without cutting corners," Norwood said.

Developing it as a mobile home park means he can make smaller lots and narrower roads with less paving and no ditches.

"It's a cheaper way to put the development in to keep it affordable housing," Norwood said.

Fredericton's Maple Leaf Homes is building the modular homes, which will sell for \$130,000 to \$150,000 each.

If he had to go the more expensive route, monthly rent for the lots might hit \$500, Norwood said.

But if he gets a permit to build it as a mobile home park, monthly rent would probably be around \$300.

He insists the structures, which will have peaked roofs and sit on a concrete slab, are not mobile homes.

"They're like a little bungalow," said Norwood.

Over the next decade, he wants to put seven clusters of 50 homes on the 240-hectare property off Circle Drive.

Norwood's family developed two other mobile home parks he sold to Killam Properties about three years ago.

Norwood is proposing that the project would only be open to people his age and older, with snow removal and lawn care included in the lot rental. He is even talking about making it a gated community, although that could prove difficult in terms of allowing access to emergency vehicles.

Of all the homes in Lake Echo, 32 per cent are now mobile homes, said a recent municipal staff report.

"The proposed new development would create at least an additional 200 units (that) would increase the percentage of mobiles within the community of Lake Echo to over 40 per cent, which, in staff's opinion, is much higher than the community envisioned," said the report.

It recommends that council "wait until visioning is completed for Lake Echo before making any decision on the site-specific plan amendment."

Opponents have raised concerns about environmental issues surrounding the project's proposed sewage treatment plan.

But Norwood said his proposed high-tech waste water treatment system won't hurt the environment.

Some Lake Echo residents fear the development lower property values.

"There's a stigma attached with it and people are not going to want to move to HRM's trailer park," said Dan Regan, who lives in the community.

From: Michel Gaudreau
To:
CC:
Date: 05/07/2010 6:53 pm
Subject: Environmental Impact Assessment and Watershed Study Lake Echo (Case01278).

Environmental Impact Assessment and Watershed Study Lake Echo (Case 01278).

Good day Mr. Joudrey

As stated by Councillor Hendsbee during the MDVCCC meeting of 9 June 2010; Planning staff have among other requests been asked to provide report on development options such as a possibility of upwards of 500 single-family homes on the lands of Mr. Norwood.

Assuming that this is even physically possible given the available portion of the lands suitable for development; it brings into question the purpose of the statement and request from MDVCCC. It would seem very likely that this has been requested to demonstrate that the environmental impact of what is currently permitted on this site would be of no greater impact than the current application by the developer.

Citizens for Responsible Development in Lake Echo fully agrees with the concept of determining the direct and indirect possible environmental impacts of development on this property; however we request that in the interest of accurate representation, certain exceptions be noted and considered when studying the available development options

Despite claims by Councillor Hendsbee in support of the developer that the application is for the development of 200 mobile/modular homes, it is public record that the developer has far greater aspirations for his property. The developer as recently as 24 June 2010 told the Chronicle Herald that the proposal is for as many as 350 homes and he has previously stated that upwards of 650 mobile homes could over time be placed on this property by way of development agreement. The developer's own concept plan submitted shows potential future development areas and clearly shows that generally speaking the whole area could in some way or another be developed over time. Given that the construction in progress on the site clearly shows that the developer has full intentions of developing as per the submitted concept plan it is obvious that any claims of limiting development to 200 units is purely meant to make the proposed development more palatable to uninformed supporters.

One of the arguments against this project or any other forms of high density

housing development has been that our environment does not have the capacity to cope with this type of housing. It is already clearly identified in the current MPS for our district that it is likely that high density housing will have direct negative environmental effects on the waters of our community. Questions regarding both the quality and quantity of our watershed are also identified in the current MPS and it remains unknown if the watershed has the capacity to adequately service the number of homes that Mr. Norwood would ultimately place on his lands if approval is granted.

Despite the fact that our group has produced various correspondence and referenced reports in support of the current MPS for our district, little if in fact any consideration has been made throughout this application process to determine if the environment or the technology has changed to the extent that Lake Echo would now have the environmental capacity to cope with high density housing regardless of the type (mobile, component, constructed) without further damaging and degrading our waters. Our community group contends that the environmental limitations in the existing MPS were derived from sound research and studies and if anything are more relevant today than when the MPS was created during the last community consultations. It is common knowledge in the community that the quality of the watershed area has visually degraded (proliferation of algae) in recent years. It only stands to reason that extensive local clear cut logging has affected the phosphorous levels of our watershed and has substantially increased sedimentation levels including lower PH levels in most of our watershed area.

It therefore stands to reason that in order for all parties concerned and for the community to be in a position to form educated opinions and make informed decisions; the issue of environmental concerns associated with this or any development application must first be addressed in full. Citizens for Responsible Development in Lake Echo formally requests that independent environmental impact and watershed analysis studies be completed to confirm the current status and capacity of our watershed area and surrounding lands to accept high density housing contrary to the existing MPS. This study should also take into consideration the effects of both hundreds of homes on communal sewage systems, and equal numbers of homes using individual onsite systems.

Our group believes that studies of this type are not only beneficial to dispel misinformation about this particular case, but are also essential components that must be used to establish the current status of our environment before any further projects of this type are considered as part of a community visioning exercise for Lake Echo. We would like to offer our fullest cooperation and assistance towards this exercise, and can assure you that this request is solely based on firmly establishing the capability of our environment for this type of development and to establish the baselines for future development and vision for our community.

We would respectfully request that the environmental concerns of the current MPS for district 8 and 9, and the guidance and vision provided in the Regional Plan be considered for our community. We are confident that the MPS for district 8 and 9 remains as pertinent today as when it was written; if anything it has been complemented in the regional plan in that environmental protection be undertaken in a holistic way in order to achieve key outcomes of the plan among which is the requirement to protect the natural environment by establishing development practices that are sensitive to water land and air

Thank you for your time and consideration in this matter.

Regards,

Michel Gaudreau

Co-chair

Citizens for responsible Development in Lake Echo

From: David Hendsbee
To:
CC:
Date: 05/07/2010 11:48 pm
Subject: Re: Environmental Impact Assessment and Watershed Study Lake Echo (Case01278).
Attachments: Microsoft Word - PL SMB Watershed Study Scope Nov 9 2009.pdf

Hello Michel :

For your information the municipality has already hired a consultant to do the watershed study for the Porters Lake / Lake Echo area. The initial report of this process goes back as far as Feb / March 2008 : See this link for that initial report : <http://www.halifax.ca/council/agendasc/documents/080304ca82.pdf> Since then, HRM staff have been engrossed in the developing the Terms of Reference (TOR) for the study. Also limited budget resources delayed the eventual tender call. It was also coupled with the Watershed study for the Upper Tantallon / St. Margaret's Bay area in order to gain a better consultant's bid price. (Tender # 10-017 RFP - Request for Proposals).

You may also want to review the minutes of the Halifax Watershed Advisory Board meeting of Sept. 16th, 2009 that critique the TOR : <http://halifax.ca/boardscom/hhcwab/documents/090916.pdf>
It was also referenced briefly in the RPAC (Regional Planning Advisory Committee) meeting of Nov. 25th, 2009 : <http://halifax.ca/boardscom/rpsc/documents/091125minutes.pdf> .

Attached is a revised version of the TOR that was finally ready for tender by late November 2009 but not called until early in the new year. I believe this is the final version of that TOR for the RFP. That RFP was not tendered until Feb. 19th, 2010. There were 4 bidders : Stantec, Conestoga Rovers & Assoc., AECOM, and CBCL. The contract was posted and awarded to CBCL on April 16th, 2010.

I recently met with the successful bidder - Gordon Smith of CBCL , along with HRM Project co-ordinator Maureen Ryan on Monday, June 21st, 2010. We discussed many aspects and different issues from across the entire study area which goes from Lake Echo / Mineville to East Chezzetcook / West Petpeswick area.

From that meeting, I am to compile a priority list of local organizations and individuals that should be contacted and interviewed during this watershed consultation process. I will be including your name and the "Citizens for Responsible Development in Lake Echo " onto that list. In fact, this topic will be featured in my upcoming edition of the August 2010 Councillor's Communique newsletter.

I trust this should meet with your satisfaction and approval. BUT I want to be sure you do not confuse or misconstrue this as an " Environmental Impact Assessment" (EA) . HRM does not order those. It is the NS Dept of Environment (NSDoE) that has the right to order such an EA. HRM would only require the necessary NS DoE approvals as a part of a Development Agreement contract. This was one of those other points I wanted clarified in that request for a supplementary report from the Community Council of June 9th, 2010.

As you can see that the watershed study was already part of the overall Regional Plan Visioning exercise for Porters Lake and the Lake Echo area was included as a part of it. With respect to the Norwood proposal, HRM staff made their latest recommendation knowingly that this other process was about to unfold and to have both processes parallel one another and coincide together.

Respectfully :
DAH

David Andrew Hendsbee
HRM Councillor District 3 :
Preston - Lawrencetown - Chezzetcook
Tel #: 829-2465
Fax #: 829-3620
Cell #: 483-0705
E-Mail: david.hendsbee@halifax.ca
E-mail: david@hendsbee.ns.ca
Web-site: www.halifax.ca/district3
web-site: www.hendsbee.ns.ca

>>> Michel Gaudreau

2010 6:53 pm >>>

Environmental Impact Assessment and Watershed Study Lake Echo (Case 01278).

Good day Mr. Joudrey

As stated by Councillor Hendsbee during the MDVCCC meeting of 9 June 2010; Planning staff have among other requests been asked to provide report on development options such as a possibility of upwards of 500 single-family homes on the lands of Mr. Norwood.

Assuming that this is even physically possible given the available portion of the lands suitable for development; it brings into question the purpose of the statement and request from MDVCCC. It would seem very likely that this has been requested to demonstrate that the environmental impact of what is currently permitted on this site would be of no greater impact than the current application by the developer.

Citizens for Responsible Development in Lake Echo fully agrees with the concept of determining the direct and indirect possible environmental impacts of development on this property; however we request that in the interest of accurate representation, certain exceptions be noted and considered when studying the available development options.

Despite claims by Councillor Hendsbee in support of the developer that the application is for the development of 200 mobile/modular homes, it is public record that the developer has far greater aspirations for his property. The developer as recently as 24 June 2010 told the Chronicle Herald that the proposal is for as many as 350 homes and he has previously stated that upwards of 650 mobile homes could over time be placed on this property by way of development agreement. The developer's own concept plan submitted shows potential future development areas and clearly shows that generally speaking the whole area could in some way or another be developed over time. Given that the construction in progress on the site clearly shows that the developer has full intentions of developing as per the submitted concept plan it is obvious that any claims of limiting development to 200 units is purely meant to make the proposed development more palatable to uninformed supporters.

One of the arguments against this project or any other forms of high density housing development has been that our environment does not have the capacity to cope with this type of housing. It is already clearly identified in the current MPS for our district that it is likely that high density housing will have direct negative environmental effects on the waters of our community. Questions regarding both the quality and quantity of our watershed are also identified in the current MPS and it remains unknown if the watershed has the capacity to adequately service the number of homes that Mr. Norwood would ultimately place on his lands if approval is granted.

Despite the fact that our group has produced various correspondence and referenced reports in support of the current MPS for our district; little if in fact any consideration has been made throughout this application process to determine if the environment or the technology has changed to the extent that Lake Echo would now have the environmental capacity to cope with high density housing regardless of the type (mobile, component, constructed) without further damaging and degrading our waters. Our community group contends that the environmental limitations in the existing MPS were derived from sound research and studies and if anything are more relevant today than when the MPS was created during the last community consultations. It is common knowledge in the community that the quality of the watershed area has visually degraded (proliferation of algae) in recent years. It only stands to reason that extensive local clear cut logging has affected the phosphorous levels of our watershed and has substantially increased sedimentation levels including lower PH levels in most of our watershed area.

It therefore stands to reason that in order for all parties concerned and for the community to be in a position to form educated opinions and make

informed decisions; the issue of environmental concerns associated with this or any development application must first be addressed in full. Citizens for Responsible Development in Lake Echo formally requests that independent environmental impact and watershed analysis studies be completed to confirm the current status and capacity of our watershed area and surrounding lands to accept high density housing contrary to the existing MPS. This study should also take into consideration the effects of both hundreds of homes on communal sewage systems, and equal numbers of homes using individual onsite systems.

Our group believes that studies of this type are not only beneficial to dispel misinformation about this particular case, but are also essential components that must be used to establish the current status of our environment before any further projects of this type are considered as part of a community visioning exercise for Lake Echo. We would like to offer our fullest cooperation and assistance towards this exercise, and can assure you that this request is solely based on firmly establishing the capability of our environment for this type of development and to establish the baselines for future development and vision for our community.

We would respectfully request that the environmental concerns of the current MPS for district 8 and 9, and the guidance and vision provided in the Regional Plan be considered for our community. We are confident that the MPS for district 8 and 9 remains as pertinent today as when it was written; if anything it has been complemented in the regional plan in that environmental protection be undertaken in a holistic way in order to achieve key outcomes of the plan among which is the requirement to protect the natural environment by establishing development practices that are sensitive to water land and air.

Thank you for your time and consideration in this matter.

Regards,
Michel Gaudreau
Co-chair
Citizens for responsible Development in Lake Echo

From: Paul Norwood
To: David Hendsbee <david.hendsbee@halifax.ca>
CC: Darrell Joudrey <joudred@halifax.ca>,
Date: 08/09/2010 6:21 pm
Subject: Letter from NS Seniors
Attachments: NS Seniors Letter.pdf

Hi David, here is a copy of a letter that I received from the Department of Seniors regarding the proposed retirement village for Lake Echo.
Thanks, Paul



6th Floor, Prince Building
1740 Granville Street
PO Box 2095
Halifax, Nova Scotia
Canada B3J 2Z4

NSP 122-8657
Toll-free 1-877-437-6111
ns.seniors.ca

RECEIVED

September 1, 2010

Ms. Margot Young
Environmental Design and Management Ltd.

Dear Ms. Young:

I want to thank you, Paul Norward and Duncan Cann for taking the time to meet with staff of the Department of Seniors on August 10, 2010 to present on your affordable housing initiative for the Lake Echo area. My staff provided me with a comprehensive overview of the meeting discussion as well as your background documents

Housing options is a key goal of the Department's Strategy for Positive Aging in Nova Scotia. We certainly support and encourage entrepreneurs and developers to offer a range of housing options for seniors. Considering that our senior population is quite diverse, so too is the array of housing that must be made available to them. Seniors want choices and affordable housing is an attractive option.

I applaud you for your efforts and commitment to increase affordable housing units for the senior population in the Halifax Regional Municipality. I wish you all the best in the future and in your work to support seniors in Nova Scotia.

Sincerely,

A handwritten signature in cursive script that reads 'Valerie White'.

Valerie White
Chief Executive Officer

From: John Withrow
To: <joudred@halifax.ca>
Date: 09/09/2010 8:30 pm
Subject: Fw: Proposed Traier Park for Lake Echo

----- Original Message -----

From: John Withrow
To: joudrey@halifax.ca
Sent: Wednesday, September 08, 2010 4:21 PM
Subject: Proposed Traier Park for Lake Echo

Hello Mr. Joudrey,

It is my understanding there is a petition of residents in favour of the proposed expansion of the Mountain View Mobile Home park by Paul Norwood and another petition from a community group expressing concern with the new development. Are these petitions public documents and available to a ratepayer in the community?

If the petitions are available I would like to review them, I would appreciate it if you could let me know one way or the other.

Thank you,

John Withrow