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North West Community Council
October 23, 2008

TO: North West Community Council

SUBMITTED BY:

Paul J. Murphy

For: Paul Murphy, Director of Community Development

DATE: October 7, 2008

SUBJECT: Case 00908: Development Agreement - Expansion of Timber Trails
Mobile Home Park

SUPPLEMENTARY REPORT

ORIGIN

- Application by Timber Trail Homes Limited to enter into a development agreement to allow for a 178-unit expansion of the Timber Trails Mobile Home Park.
- Staff report dated September 11, 2008.
- North West Planning Advisory Committee meeting on October 1, 2008.

BACKGROUND

The staff report dated September 11, 2008 was presented to the North West Planning Advisory Committee (NWPAC) on October 1, 2008. This supplementary report is in response to the recommendations from NWPAC.

DISCUSSION

In response to the recommendations from NWPAC, staff advise as follows:

Water Sampling at brook

Staff does not recommend additional testing upstream based on discussions with Nova Scotia Department of Environment (NSDE). Sampling upstream at Sandy Lake is not necessary as NSDE's approval of the sewage treatment system will require sampling at the facility. Careful monitoring at the source is considered to be the most effective means of ensuring the system is fully functional and presenting no potential threat to the environment.

Buffering of Sewage Treatment Plant

The proposed Agreement for the expansion requires the development conform to By-law 29, the "Mobile Home Park By-Law" of the former Halifax County Municipality. Clause 13.1 (d) of the By-law requires that:

"Sewage treatment plants in the proposed mobile home park development shall be properly protected and landscaped and have a minimum separation distance of one hundred (100) feet from any mobile home".

Additional landscaping provisions in the agreement are not necessary. It is the opinion of Staff that Clause 13.1 (d) of By-law 29 adequately addresses this concern. In addition, the final design of the sewage treatment system may not include a sewage treatment plant (an engineered wetland system may be possible) and the landscaping requirements would be irrelevant.

Prevention of Leakage from Sewer Pipes

By-Law 29 and the Agreement both require the entire sanitary sewage system, including all pipes, be certified by an Engineer and be approved by NSDE. The regulatory body responsible for private sanitary sewage systems is NSDE and, as such, is responsible for ensuring that approved systems are appropriately designed and maintained. Therefore, the Municipality has no authority to assume this responsibility.

Bonding for completion of Development Agreement

Under the terms of the Agreement, the Developer is not able to receive permits for construction or placement of any new mobile homes until the conditions of the Agreement are met. Therefore, requiring bonding to ensure all terms of the Agreement are met is not necessary. In addition, the Agreement and By-law 29 contain sufficient remedies to ensure the development meets the requirements.

BUDGET IMPLICATIONS

There are no budget implications. The Developer will be responsible for all costs, expenses, liabilities and obligations imposed under or incurred in order to satisfy the terms of this Agreement. The administration of the Agreement can be carried out within the approved budget with existing resources.

From: Barb Palmeter
To: FinTrack (Finance Report Tracking)
Date: 10/10/2008 8:53 am
Subject: Re: Oct 23rd NWCC - Case 00908 - Timber Trails NBI

CC: Gail Harnish; Leticia Smillie
Hi,

The above noted report is confirmed to have no budget implications.

Barb

Barbara Palmeter, BBA
Financial Consultant
Budget & Financial Analysis
Halifax Regional Municipality
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>>> FinTrack (Finance Report Tracking) 10/9/2008 3:24 pm >>>
Good afternoon,

Please find attached the above noted report for your review.

Thanks.

Carolyn

FinTrack - Finance Report Tracking Team
Duke Tower, 3rd floor
phone: 490-8928
fax: 490-6238

>>> Gail Harnish 09/10/2008 2:55:53 pm >>>
The attached report is for your review.