

Councillor Request for Information

9 Included on Agenda

(Submitted to Municipal Clerk's Office
by Noon Thursday)

9 Added Item

(Submitted to Municipal Clerk's Office
by Noon Monday)

Date of Council Meeting: January 20, 2008

Subject: MPS Amendment Request re: Mobile Home Park Development, Lake Echo

Request:

Please add the above item to the January 20, 2009 Regional Council agenda.

Reason:

I would like to request that HRM staff initiate the planning process to formulate appropriate policy and land-use zoning designation for the creation a new mobile home park development in the Lake Echo area.

A MPS amendment to the Hfx County Planning Districts 8 & 9 will be required to have provisions made available to permit the re-zoning of lands to allow for the development of a Mobile Home Park by way of a Development Agreement.

I would like this response as:

- | | | |
|---|--|---|
| <input type="checkbox"/> Email to Mayor, Council and Municipal Clerk's Office | | |
| <input type="checkbox"/> Memo to Mayor, Council and Municipal Clerk's Office | | |
| <input type="checkbox"/> Information Report to | <input type="checkbox"/> Community Council | <input type="checkbox"/> Regional Council |
| <input type="checkbox"/> Recommendation Report to | <input type="checkbox"/> Community Council | <input type="checkbox"/> Regional Council |

Deputy Mayor David Hendsbee

District 3

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 surface water lake currently serving 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