

Attachment B: Excerpts from the Mobile Home Park By-law

PART 11: MOBILE HOME PARK OPERATING PERMIT: PROCEDURE AND REQUIREMENTS

11.1 No person shall operate a mobile home park in the Municipality without having first obtained from the Development Officer a Mobile Home Park Operating Permit issued under this part.

11.2 Any mobile home park license which was issued and in effect prior to the effective date of this By-law is not deemed to be a Mobile Home Park Operating Permit but shall continue to be in effect for six (6) months after the effective date of this By-law.

11.3 The mobile home park owner shall annually make an application for a Mobile Home Park Operating Permit under this Part prior to the date of expiry.

11.4 A Mobile Home Park Operating Permit issued under this Part shall expire twelve (12) months after the permit's date of issue.

11.5 Prior to issuing a Mobile Home Park Operating Permit, the Development Officer shall annually inspect the mobile home park not later than two (2) months before the operating permit expires to ensure that the mobile home park conforms to the requirements of this By-law.

11.6 Prior to issuing a Mobile Home Park Operating Permit, the Development Officer shall require that an annual inspection report be received from:

a) the Nova Scotia Department of Health stating that the mobile home park's water distribution and sanitary sewerage systems conform to the requirements of the Nova Scotia Health Act.

b) the Engineer, stating that the water distribution or sanitary sewerage system in any mobile home park which connects directly or indirectly to municipal water and sewerage services is operating in a safe and acceptable manner; and

c) the Nova Scotia Power Corporation, stating;

i) that the mobile home park's electrical services are satisfactory and operating in a safe and acceptable manner; or

ii) that an electrical service upgrading program satisfactory to the Nova Scotia Power Corporation has been established and is in progress for the mobile home park.

11.7 The Development Officer shall forward a copy of the inspection reports to the mobile home park owner.

11.8 A Mobile Home Park Operating Permit shall be issued by the Development Officer when he is satisfied that:

a) the mobile home park's water distribution and sanitary sewerage systems are operating in a safe and acceptable manner; and

b) that the mobile home park's electrical services are operating in a satisfactory manner or that an electrical upgrading program has been established.

PART 12: MOBILE HOME PERMIT: STANDARDS AND REQUIREMENTS

12.1 a) A Mobile Home Permit shall be obtained by the mobile home park owner in accordance with the provisions of Part 9 for:

- i) the location or relocation of a mobile home on a mobile home space; and
 - ii) the location or construction of a service building with a mobile home park.
- b) A Mobile Home Permit shall be obtained by the mobile home owner in accordance with the provisions of Part 10 for:
- i) the location, construction, repair, placement or replacement of additions and accessory buildings on a mobile home space; and
 - ii) a business use within a mobile home.

12.2 Location or Relocation of a Mobile Home

- a) The mobile home space shall be:
- i) free and clear from all refuse;
 - ii) provided with one (1) mobile home stand which shall properly support the mobile in accordance with the provisions of the Canadian Standards Association's Recommended Practice for the Site Preparation, Foundation and Anchorage of Mobile Homes (CAN3-Z240.10.1-M86); and
 - iii) equipped with building sewer and water service pipe connections in accordance with the latest edition of the Canadian Plumbing Code.
- b) The mobile home being located shall have a minimum separation distance of at least:
- i) fifteen (15) feet from any park street and twenty (20) feet from any public street or highway;
 - ii) fifteen (15) feet from the boundary of the mobile home park; and
 - iii) fifteen (15) feet from all adjacent mobile homes and additions thereto.
- c) Notwithstanding Section 12.2 (b), where a mobile home has been located on a mobile home space on or before the effective date of this By-Law and has less than the minimum setback from a park street or public highway or from the mobile home park boundary or adjacent mobile homes as required by this By-law, another mobile home may be located or relocated on the mobile home space provided that:
- i) the mobile home being located or relocated does not result in a further reduction of any required setbacks from any park street, public highway, mobile home park boundary or adjacent mobile homes; and
 - ii) the mobile home being located or relocated was constructed within ten (10) years of the date of issuance of the Mobile Home Permit for the mobile home, pursuant to the Canadian Standards Association (C.S.A.) standards applicable at the date of manufacture. (Passed May 3, 1994; Approved May 30, 1994)

PART 13: MOBILE HOME PARK CONSTRUCTION PERMIT: STANDARDS AND REQUIREMENTS

13.1 Water Distribution and Sanitary Sewerage System

- a) Where the water distribution or sanitary sewerage system in the proposed mobile home park development connects directly or indirectly to municipal water or sewerage services, such systems shall conform to the latest edition of the Municipality's Municipal Services Systems General Specifications.
- b) In any proposed mobile home park development that connects directly or indirectly to

municipal water and sewerage services, the Engineer shall inspect the connection of the water distribution or sanitary sewerage system before backfilling commences.

c) Water distribution systems in the proposed mobile home park development shall be capable of maintaining a minimum water pressure of twenty-five (25) PSI during all peak demand periods.

d) 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.

e) Following construction of the mobile home park's water distribution and sanitary sewerage systems, the applicant shall provide the Engineer with the "as built" reproducible engineering drawings which have been certified by a Professional Engineer.

f) Following construction of the mobile home park's water distribution and sanitary sewerage systems, the applicant shall provide the Engineer with a declaration by a Professional Engineer certifying that these systems comply with the provisions of the Joint Certificate.

13.2 Storm Sewerage Systems

Storm sewerage systems in the proposed mobile home park development shall conform to the latest edition of the Province of Nova Scotia and Halifax County Municipality Design Criteria Manual and the Province of Nova Scotia and Halifax County Municipality Recommendations and Stormwater Policy;)

Attachment C: Excerpts from the Planning Districts 8 & 9 Municipal Planning Strategy

MIXED USE DESIGNATION

- P-47 It shall be the intention of Council to establish the Mixed Use Designation, as shown on the Generalized Future Land Use Map (Map 1). Lands within the Designation shall constitute the priority area for employment creating development but low density residential development and general community services and facilities shall be encouraged.
- P-48 Within the Mixed Use Designation, it shall be the intention of Council to create a Rural Enterprise Zone which permits all residential uses except mobile home parks, all community uses, all industrial uses except salvage yards and any uses which produce waste that cannot be treated by an approved on-site sewage disposal system, all resource uses except the processing of fish waste, and all commercial uses except adult entertainment uses or large beverage rooms and lounges. **In addition, a Rural Enterprise Zone shall not permit any construction and demolition material operations. (RC-Sept 10/02, E-Nov 9/02)**

LAKE ECHO COMMUNITY DESIGNATION

- P-56 It shall be the intention of Council to establish the Lake Echo Community Designation as shown on the Generalized Future Land Use Map (Map 1). Lands within the designation shall constitute the area in which low density residential development and uses which support such a residential environment are pre-eminent. In establishing the Lake Echo Community Designation, it shall be the intention of Council to recognize the transition from a rural to a suburban community and the extent to which rural activities are compatible with such an environment.
- P-57 Within the Lake Echo Community Designation, it shall be the intention of Council to create a Single Unit Dwelling Zone which permits single unit dwellings, senior citizen housing, open space uses and provides for the use of a dwelling for day care and for business uses, except kennels, which are limited in size and which do not involve obnoxious uses. In addition, the zone shall control parking and the number and size of signs and prohibit permanent open storage and outdoor display.

Mobile Home Subdivisions

Residents of the existing mobile home park have expressed interest in the availability of individual lots for mobile homes in the community. While there is general community support for such development, there is a corresponding concern that it be in keeping with the existing residential single family homes located in subdivisions. Residents therefore support the development of mobile homes if they are concentrated in one location rather than dispersed over a wide area.

Another element of the existing residential environment, with the exception of Bell Street, is the presence of conventional homes abutting the collector highway system. It is strongly felt that a concentration of mobile homes along the highway would detract from the existing visual character. There is, therefore, support for the development of mobile homes only if they are located back from the highway.

Mobile homes within the designation will therefore be accommodated within mobile home subdivisions. In view of the possibility of mobile homes being replaced by site-built houses over time, conventional single unit dwellings will also be permitted within these subdivisions.

P-62 Notwithstanding Policies P-57 and P-58, in support of existing uses within the Lake Echo Community Designation, it shall be the intention of Council to create a Mobile Home Subdivision Zone which permits mobile dwellings in addition to all uses permitted in the Single Unit Dwelling Zone. Council shall only consider new mobile dwellings by amendment to the land use by-law. In considering an amendment Council shall have regard to the provisions of Policy P-89 and the following:

- (a) that the size of the proposed subdivision is compatible with the level of other types of residential growth in the community;
- (b) that the parcel to be rezoned shall contain a minimum of ten (10) lots as shown on a preliminary plan of subdivision;
- (c) that the development does not detract from the visual character of existing neighbourhoods;
- (d) that the lots abut or are immediately adjacent to one another; and
- (e) that no driveway shall have access to any collector highway.

However, as many mobile dwellings may remain as permanent dwellings, their placement on permanent foundations is desirable for safety reasons as well as encouraging the upgrading of the exterior appearance of mobile dwellings in a potentially mixed single unit and mobile dwelling neighbourhood.

P-63 It shall be the intention of Council, to request the provincial government to amend the Building Code Act in order that all new mobile dwellings within the Lake Echo Community Designation be placed on foundations which meet CSA Standard CAN 3-2240.10.0 M86 Recommended Practice for Site Preparation, Foundation and Anchorage of Mobile Homes.

Wonderland Mobile Home Park

P-64 It shall be the intention of Council to permit the continuation of the Wonderland Mobile

Home Park and Mountain View Mobile Home Park to the extent to which they were in existence at the time of adoption of this strategy. Council may consider permitting expansion of the parks in order to further utilize the capacity of the existing sewage treatment plant according to the provisions of Sections 55, 66, and 67 of the Planning Act. When considering such a development agreement, Council shall have regard to the provisions of Policy P-89, and the following:

- (a) **that the total number of mobile dwelling spaces to be serviced does not exceed the design capacity of the existing sewage treatment plant approved by the Departments of Health and Fitness and the Environment on a Joint Certificate of April, 1990; (C-Mar 25/91, M-Apr11/91)**
- (b) the adequacy of existing park services including sewerage and water distribution systems, recreation space or facilities, streets, garbage collection, street lighting and general park maintenance;
- (c) the effects of the expansion upon the existing level or quality of park services;
- (d) the capacity of highways, education facilities, fire and police protection services, and community recreation facilities to handle the increased demands;
- (e) the planning of stormwater drainage;
- (f) the quality of the park layout and design including the design of the internal road network;
- (g) the proper separation distance of maintenance buildings and sewage treatment facilities from dwellings; and
- (h) the requirements of the Mobile Home Park By-law.

IMPLEMENTATION

P-82 It shall be the intention of Council to require amendments to the policies of this strategy or to the Generalized Future Land Use Map (Map 1) under the following circumstances:

- (a) where any policy is to be changed; or
- (b) where a request for an amendment to the land use by-law which is not permitted is made and subsequent studies show that the policies of this strategy should be amended.

P-87 The following uses and zones shall only be considered by amendment to the land use by-law:

- (b) Within the Lake Echo Community Designation:
 - (i) New resource uses according to Policy P-59;
 - (ii) Auxiliary dwelling units according to Policy P-60;
 - (iii) Two unit dwellings according to Policy P-61;
 - (iv) Mobile home subdivisions according to Policy P-62;
 - (v) Community commercial and industrial service uses according to Policy P-65;
 - (vi) General commercial uses and light industrial uses according to Policy P-66 and Policy P-67;

P-89 In considering development agreements and amendments to the land use bylaw, in addition to all other criteria as set out in various policies of this Strategy, Council shall have appropriate regard to the following matters:

- (a) that the proposal is in conformity with the intent of this Strategy and with the requirements of all other municipal by-laws and regulations.
- (b) that the proposal is not premature or inappropriate by reason of:
 - (i) the financial capability of the Municipality to absorb any costs relating to the development;
 - (ii) the adequacy of central or on-site sewerage and water services;
 - (iii) the adequacy or proximity of school, recreation or other community facilities;
 - (iv) the adequacy of road networks leading or adjacent to or within the development; and
 - (v) the potential for damage to or for destruction of designated historic buildings and sites.
- (c) That controls are placed on the proposed development so as to reduce conflict with any adjacent or nearby land uses by reason of:
 - (i) type of use;
 - (ii) height, bulk and lot coverage of any proposed building;
 - (iii) traffic generation, access to and egress from the site, and parking;
 - (iv) open storage; and
 - (v) signs.
- (d) that the proposed site is suitable in terms of the steepness of grades, soil and geological conditions, locations of watercourses, marshes or bogs and susceptibility to flooding; and
- (e) any other relevant matter of planning concern.

- (f) Within any designation, where a holding zone has been established pursuant to “Infrastructure Charges - Policy P-79F”, Subdivision Approval shall be subject to the provisions of the Subdivision By-law respecting the maximum number of lots created per year, except in accordance with the development agreement provisions of the MGA and the “Infrastructure Charges” Policies of this MPS. (Regional Council - July 2, 2002, Effective - August 17, 2002)

Attachment D: Description of Development Agreement and Site Plan Approval

Development Agreement

A development agreement is a contract between a land owner who holds property development rights and HRM. The principal purpose of the agreement is to negotiate and to establish the development regulations that will apply to the subject property during the term of the agreement and to establish the conditions to which the development will be subject. The development agreement approval process is subject to the public participation process and requires a public hearing after the negotiation is complete which Council makes a decision to enter into or not enter into.

A development agreement may contain terms with respect to:

- any matters that a land use by-law may contain;
- any matters that site plan approval may contain;
- maintenance of the development;
- easements for construction, maintenance or improvement of watercourses, ditches, land drainage, stormwater systems, wastewater facilities, water systems and other facilities;
- grading or contouring of the land to facilitate storm and surface water dispersal;
- the construction, in whole or in part, of stormwater systems, wastewater facilities and water systems;
- Subdivision of land;
- security or performance bonding.

Site Plan Approval

Site Plan Approval is used to address and resolve design matters related to the proper development of any site. Site Plan Approval works in conjunction with other approvals such as Zoning or Building Permit approval to provide for well designed and functional sites.

Site plan approval may regulate the following matters that a Land Use By-law may also deal with:

- setbacks from the property boundary;
- planting or retention of trees and vegetation;
- erosion and sedimentation controls;
- alteration of land levels and excavation or infilling of land;
- removal of topsoil of land;
- development on sensitive areas;
- minimum lot frontage and area, maximum ground cover, location and height of a structure and the maximum density of dwellings;
- site layout details such as landscaping (new and retained vegetation), fences, walks and screening; and
- use in conjunction with Mobile Home Park by-law.

In addition site-plan approval may deal with the following that a land use by-law may not:

- type, location and height of walls, fences, hedges, trees, shrubs, ground cover or other landscaping elements necessary to protect and minimize the land use impact on adjoining lands;
- maintenance of any of the items that site-plan approval may deal with;
- grading or alteration in elevation or contour of the land;
- management of storm and surface water;
- retention of existing vegetation; and
- use in conjunction with existing Mobile Home Park By-law.

Attachment E: Schedule of Community Visioning Exercises

Growth Centres in order of Priority for Visioning	
1. Penhorn	18. Middle Musquodoboit
2. Spryfield	19. Hubley
3. Middle Sackville	20. Clayton Park West
4. Woodside	21. Eastern Passage
5. Porters Lake	22. Westphal
6. Upper Tantallon	23. Lake Echo
7. East / North Preston	24. Waverley
8. Enfield	25. Upper Musquodoboit
9. Sheet Harbour	26. Jeddore
10. Shannon Park	27. Hatchet Lake
11. Timberlea	28. Indian Harbour
12. Sackville/ Lower Sackville	29. Tangier
13. Sunnyside Mall	30. Moser River
14. West End Mall	31. Lake Charlotte
15. Hubbards	32. Sambro
16. Lakeside/ Beechville	33. Whites Lake
17. Cole Harbour	

Attachment F: Minutes from Public Information Meeting, July 29, 2009

**HALIFAX REGIONAL MUNICIPALITY
PUBLIC INFORMATION MEETING
CASE NO.01278 - MPS LUB Amendment for Lake Echo**

7:00 p.m.

Wednesday, July 29, 2009

Lake Echo Community Centre, Lake Echo

STAFF IN

ATTENDANCE: Darrell Joudrey, Planner, HRM Planning Services
Holly Kent, Planning Technician, HRM Planning Services
Jennifer Little, Planning Controller, HRM Planning Services

ALSO IN

ATTENDANCE: Councillor/Deputy Mayor David Hendsbee, District 3

PUBLIC IN

ATTENDANCE: 51

The meeting commenced at approximately 7:02 p.m.

1. Opening remarks/Introductions

Mr. Darrell Joudrey introduced himself as the planner guiding this application through the process; he introduced Holly Kent, Planning Technician, HRM Planning Applications and Jennifer Little, Planning Controller, HRM Planning Applications.

Mr. Darrell Joudrey, then introduced the applicant Paul Norwood, Mountain View Mobile Homes Parks Inc., and Tom Austin, ABL Environmental Consultants.

If you haven't signed the sign in sheet at the door we will circulate it during the meeting so you can be added to any future mail out listings.

2. Overview of proposal and planning process

This application was put forward by Paul Norwood, Mountain View Mobile Homes Park Inc., to amend the MPS and LUB to consider a new mobile home park within the Lake Echo Community.

The purpose of the meeting is to take you through the planning process for this particular case, and what staff will be looking at to evaluate this application, and have a presentation from (Paul) the applicant, which is really the purpose of the meeting tonight, to hear about the proposal. After the presentation, we will hear your comments.

The purpose of the meeting to identify that HRM has received an application, and that it has gone through a pre-application process, and then a full application was made. This meeting is also to identify exactly what the applicant is requesting instead of waiting to hear at the public meeting before Council. HRM has public information meetings, so people are informed at the beginning of the process and comment before staff prepares a report, instead of waiting for the staff report. We would like to hear from you. We try to take everyone's concerns into account. The PIM notes are attached to the report that is sent to council. Tonight's meeting is only an information exchange, no decision will be made tonight.

Mr. Darrell Joudrey welcomed deputy Mayor David Hendsbee to the meeting, and asked if he wanted to make any opening remarks. Deputy Mayor David Hendsbee declined any comment at this time.

The Lake Echo/Porter's Lake MPS does not support new mobile home parks as a residential land use within the Mixed Use or Lake Echo Community Designation. These two policy designations fall on the proposed properties.

The Rural Enterprise Zone permits all residential uses except mobile home parks and the portion of the lands zoned R-1 does not permit mobile homes.

The large part of the proposed subject property is Mixed Use designation and does not allow for mobile home park development. The small portion on the end next to Circle Drive is the Lake Echo Community Designation. The zone on the Mixed use Designation is Rural Enterprise and that allows a large variety of residential uses except for mobile home parks, and the small portion zoned R-1 also does not allow mobile home parks.

Currently the subject property is undeveloped.

This is a google map image of the site, and landmarks around the area to give you a better understanding of the sites location. Image is indicating the water supply lake, Lewis Lake, and Jack Weeks Lake.

Mr. Joudrey stated he wanted to make a few comments regarding the policy from the MPS. The MPS policy intent states that the residents have a strong attachment to the form of their community and feel the introduction of high density housing, such as mobile home parks, would be detrimental to the character of the communities.

The policy goes on to state that such developments also require sewage treatment facilities and residents are concerned about the long term consequences on the receiving waters.

The small portion of the site that is designated Lake Echo Community Designation, that policy also states that it does not support mobile home parks with basically the same reasons as the Mixed Use designation portion.

Staff are of the opinion that the MPS may be amended to support new mobile home park development because of the changes in on-site wastewater treatment technology that no longer discharges treated effluent to receiving waters, that was identified as a concern in the existing MPS.

Also, any new mobile parks would be subject to the provisions set out in the existing Mobile Home Park By-law or any future version of the By-law. At this time, the Mobile Home Park is currently being updated and several existing By-laws are being written into one By-law. Site plan approval or other processes could be used to deal with other situations or concerns beyond what the LUB or Mobile Park Home By-law cannot address.

Mr. Darrell Joudrey asked the applicant to make his proposal, and asked that all questions be held until the end of the presentation. He also asked if all participants asking questions to identify themselves along with their addresses, for the record.

Mr. Darrell Joudrey stated that the applicant has a speaker to speak at the meeting on his behalf.

3. Overview of proposal from Guest Speaker : Duncan Hann (Speaking on behalf of Paul Norwood the applicant)

Good evening everyone, my name is Duncan Hann, and I run a company that supplies modular homes and single family dwelling homes and mini homes on single lots. Paul and I just met about a month ago, and we talked about the fact that he was interested in getting started. The development itself is based for retirement village, meaning it is going to be developed for age 50 and over. It gives people the opportunity to stay in the neighborhood, for people who might want to sell their homes and get into something more affordable, with the community in mind.

Mr. Duncan Hann expressed the concerns of the applicant, stating that he would like larger lots, walking trails, large green spaces. Mr. Hann stated that the homes would be aesthetically pleasing, highly insulated, more of a green type homes.

Mr. Hann stated that the demographics within the area with age, of 50 years old, have large homes and do not want to leave their community. This project is paved roads, paved walkways, walking trails, lots of green space. We are trying to make it best for the community. People have concerns about getting older and need a place to live. We need to look at all sides of a development and talk about it, and that is why we are here tonight. If anyone has any questions or concerns they want to talk about, we are here to answer them as best we can.

Mr. Hann stated the project is going to be a retirement village with lots of green spaces, natural cover, keeping it as natural as possible, still allowing the trails to be accessible to the public. We hope that as it develops there will be 50 to maybe close to 100 units. Paul is a developer and I am a supplier, we are business people, we are in the business of mobile home parks.

4. **Tom Austin (ABL Environmental Consultants) addressing the Sewage Treatment aspect of the project.**

Tom Austin is going to address the sewage Treatment for the project. I am not as familiar with the site as Paul is, but each site on the map represents a module development. The red marks on the map are the proposed wastewater treatment facilities, so each represents a pod, and each pod is designed for 50 homes.

We are not developing one sewage treatment plant, the whole development is based on pods of development, which keeps the sewage treatment plants down to a reasonable size. We are making it modular like the homes.

The concept of the sewage treatment plant is that, it is very much like a septic system, in that the sewage is being put back into the soil. The only difference between this and a septic system on your home is that there is 50 homes on these systems, and before we put the water back into the soil, we treat the water, disinfect it, and then is pumped into the irrigation system which is about 0.2 acres. The irrigation pipes are strung 12 inches under the soil, around trees, and around rocks, and they are all pressure compensated tubing.

These systems have a better method of treatment than a septic system. Our systems has a recirculating sand filter concept called Avanteks which uses synthetic media. It treats the sewage down a series of septic tanks out front into the modules which actually do the treatment. From the modules it goes into the irrigation systems. The modules treat the sewage to below 10-20 milligrams of BOD range, and then it is suitable to be pumped into the soil.

Many of these systems have been used within the last 5 years. The Department of Environment has been starting to encourage us to dispose of our water on the land instead in our lakes. If a system fails, then there is a problem. In the module systems this is not the case, all of the water is put back into the soil.

Mr. Austin stated that test pits have been conducted on the subject site, and the tests shows that the soil is good. There is an average of 5 feet of good quality soil over bedrock Which should not be a problem for many years.

Module systems have the potential to fail the same as your septic system. All of the maintenance components are above ground, and easily accessible. They have the same life cycle as a septic system, but on a larger scale. The only difference is that the module systems put out a more highly treated water from the system than from your septic system.

Each module has it's own irrigation field, and each one has to have test bits conducted to find out suitability. Department of Environment has standards for the field beds, and each module has to meet these regulations. The intention of the water supplies for these sites are wells, and the waste water treatment is with the modules.

5. Questions/Comment

Mr. Bill McLaughlin- concern over density, not clear over the number of units, run off from the surface, likes the idea for the seniors, however the size of the area being asked to rezone, that can house a thousand trailers. There is enough zoning opening up to forever having the ability to continuing to build trailers on the land.

Mr. Hann responded with regards to the seniors, we have been having positive response to the idea. Seniors have to have a place to reside. He understands the concerns stated. Paul Norwood has lived in the community for a very long time, and his family has owned this property for over 25 years.

Mr. Hann stated that this development is 200 hundred units, I can not see it going up to 1000 units.

Mr. Bill McLaughlin- You get more traffic flow, more people, more run off. There is not enough policing.

Lady stated that a subdivision would be beautiful there.

Mr. Darrell Joudrey restated the question: Why does it state approximately in the application? He stated that when the application came in, the number of units was not specifically stated.

Mr. Joudrey directed a question to Tom Austin stating that once the fields for drainage, set backs to the lakes, steep slopes, and marsh lands are taking out of the development, How much of develop able land is left for development?

Tom Austin responded that the field beds are not that large. One field would be approximately 10,000 sq. ft. The soils are good, so they do not have to be very large. There is a lot of land, and there is potentially a lot of development.

Tom Austin asked the question in regards to the planning process: How does the planning process limit continued development, is there any breaks. We are here because Paul(Norwood) wants to develop approximately 200 units.

Mr. Joudrey stated that part of HRM's accountability is that once this part of the development is agreed to, that any changes or additional amendments would have to be brought back to the community and subject to approval. This is not a subdivision process, that is as-of-right.

Mr. Bill McLaughlin - Was concerned because there has already been lots of activity taking place on the site, even before we received the notice for tonight's meeting.

Mr. Joudrey explained that the developers needs to do work before any approvals are in place, because they have to determine if they can proceed with the land. The developers need to have feed back from Department of Environment, and Geological testing on the land, and complete these type of preliminary testings to ensure the they can develop the lands, before proceeding.

Mr. Bill McLaughlin stated it seems that HRM and the developers already have their minds made up on this development.

Holly MacNier - We need to take into consideration that there is currently 300 trailers and mobile homes in this community. Lake Echo has a total population of 1200 homes. Those mobile homes covers 1/4 of the current total population here in Lake Echo. They are not land owners, they are tenants.

Now we put in another 200 mini homes, that means that more than 1/3 of the population of Lake Echo is going to be renters. That is far to much. Because they are not permanent structures, over time they deteriorate and decrease the value of the properties around them.

Mrs. MacNier stated that her first point is that there is already a very large mobile home park in this community already.

My second point is that Circle Drive which seems to be the point of entrance/exit to this development, already is the busiest road in Lake Echo. River Drive, Snow White and Circle Drive is the largest integration. There is 300 cars that come in and out of the current mobile home park, every day. You put another 200 cars in there. I have seen mothers with baby strollers coming around that sharp corner on Circle Drive, and almost getting killed.

Mr. Bill McLaughlin also commented that the play ground is there on that same busy corner.

Mrs. Holly MacNier also stated that there is also no sidewalks.

Mr. Duncan Hann readdressing the comments regarding the deteriorating homes. These homes now look like homes and are built like homes. You commented on why not build homes. Subdivisions would not be retirees. People who live in these homes are going to be retirees. This is going to be a very nice park. These homes are going to be affordable for seniors and add to the community.

Mr. Paul Norwood (Applicant) added that in regards to the access to Circle Drive, we are going to have another access to the park from Churchill Drive. Most of the traffic will be exiting and entering from there.

Mr. Darrell Joudrey added that Nova Scotia Transportation has required a Traffic Impact Study to be prepared from the applicant.

Mrs. Iretia Cox stated that she is irritated by earlier comment regarding people living in mobile home parks. Those people living in residential areas have just as messy homes and land. If not more than mobile home parks. I live in mobile home parks and there is no where I can find messy homes.

Mrs. Iretia Cox addressed a question to Tom Austin. Is this lot currently being tested or has it been tested already?

I would like to be able to live in an area that I do not have to worry about roads, walking trails, and be able to walk without being run down.

If we have issues with septic smells, etc, we should be complaining about it to the companies that deal with that.

I like this development.

Mr. Curtis Messervey, (Real estate agent), Missing the point of this meeting. The biggest issue I have is that when we sell our homes we will not have anywhere's to go. This is a good choice. We can deal with the issues of traffic, water these concerns can be fixed.

Mrs. Debra Mason-Zaun - How many max. units can you put in there? With the present information you have. I see 200!

Mr. Paul Norwood answered 300-350 units.

Mrs. Debra Mason-Zaun restated for today's estimation, you are stating 300-350! How much available space presented to us is being used for these 300-350 units? How much land is being utilized? I am trying to get an idea of how many units potentially can go on the site.

Mr. Paul Norwood answered less than 50% of the land.

Mrs. Debra Mason-Zaun stated that potentially the capacity can be over 700 units could be built on the site!

Mrs. Debra Mason-Zaun asked if anyone has given any thoughts to asking the Fire Department their feed back on these extra units?

Mr. Darrell Joudrey commented that after this meeting, staff send out letters to Fire Services, Development Services, and any departments connected with the development in this area, will be sent a letter explaining the proposal and ask for comments on any concerns they may have on the proposal.

Mrs. Debra Mason-Zaun - What type of feed back will we get back from the corner of Circle Drive? Will the city just rubber stamp it, or will we get any feedback on it?

Mr. Joudrey commented that it is a provincial owned street, so the province will make the necessary comments to the development. The results of the study will be put in the staff report, and will be identified for the applicant to fulfill.

Debra Mason-Zaun asked how she will know what the decision for the requirements are?

Mr. Joudrey stated that once the staff report is prepared and made public to the council, then it is available to the public. Staff or Council can forward the information.

Mrs. Debra Mason-Zaun - Asked when this report will be available?

Mr. Joudrey stated that it would be within two to three months before the staff report will be available.

Mrs. Annette Newton - What happens if the 50 and over population does not buy into this proposal? You're a business man, you are going to want to fill those units. Are you going to rent out the units that don't sell?

Mr. Paul Norwood - stated those people would be 50 + age.

Mrs. Annette Newton- directing the question to HRM staff- Does this require communities full support, or do we just a our feedback and the project proceeds?

Mr. Darrell Joudrey -We use the feedback and put it in the staff report. Our process is to evaluate the MPS policies, and to give the best advice to the Councillors. We identify any issues that come up in this meeting, and any issues from departmental feedbacks, and give the best possible recommendations to the Councillors. The Councillors put all of these comments and recommendation together to make a decision.

Mr. Max Gulliver - Would want to know what the traffic flow concerns. First time that we are hearing about this extra access point to the proposed mobile home park.

Mr. Paul Norwood responded that a traffic impact study will be conducted for that area. We knew we had to have the other access for the # 7 highway for safety, fires, etc.

Mr. Max Gulliver - There is only 5 houses in there now, and we get bad traffic now, with no help from the Mounties.

Mr. Jim Reid - This type of project will have an impact on the Community. He is over 60, and he has property on River Drive. Moving to a mobile home park is not his idea. Does not believe that the market is there for this type of project in Lake Echo.

Mr. Duncan Hann - Demographics is aging here in Lake Echo, and that lots of people are interested in the project. We are talking about what is going to happen to the people living in Lake Echo, and believe that these mobile homes will fill up quit quickly.

Mr. Jim Reid and Mr. Duncan Hann spoke at great lengths regarding who would or would not own homes and land, and who would live in the trailer park, and if the development will benefit the community or not.

Mr. Max Gulliver - commented that mobile home park layouts are not esthetically pleasing, lining mobile homes close together.

Mr. Duncan Hann - These lots are 50 by 100 and the homes are 16 feet.

Mrs. Elena Sponagle - My concern is 10 years down the road with the environment.

Mrs. Sponagle directed a question to Tom Austin. You stated that the sewage system lasts 10 years time.

Mr. Austin addressed the question, that the system will have maintenance set for every ten years, the same as your septic system.

Mrs. Sponagle - That is my concern! In ten years who will do the work here, and a follow up to ensure that the work is done properly.

If you put 700 mobile homes in this area, it is way too much for this area. For many reasons, traffic, and pollution. Who is going to follow up with the impact on the environment.

Mr. Tom Austin - Each modules have to be maintained by a qualified person, who reports the results of the testing back to the Department of Environment. Instead of one permit for this development, there will be 5 permits, so there will be 5 systems that will have to be maintained and reported on.

Mr. Darrell Joudrey commented that these are sewage treatment plants, so they require maintenance agreement and the reports.

Mr. Austin commented that if the system fails and the operator does not report it, they will lose their license, and there is a number of persons who is qualified to complete the inspections and complete the reports.

Bill McLaughlin- Did not like the response he received regarding what controls density. If the sewage plant fails, then what will happen to the people that live there. They're not going to get kicked out!

Mrs. Debra Mason-Zaun directed a question to Mr. Joudrey - This whole process is a preliminary process, when do you expect the process to be finished, and permits start to be issued?

Mr. Joudrey responded that it will take the planning process to January- February, in addition to site plan approval, or development agreement, etc. I would say next spring would be a good guess.

Once all of the criteria of the planning process have been met, is there any thing an average citizen can say or do to stop this?

Mr. Joudrey responded we can advise Council what the concerns of the public are, and try to offer solutions to those concerns.

Mrs. Debra Mason-Zaun stated that they have already put a large amount of money into the project already, with the roads constructed, and large constructions signs already erected.

Mrs. Debra Mason-Zaun speaking directly to Mr. Joudrey -This undermines your creditability because you're stating that it is in the planning process, while there is construction taking place on the site.

Mrs. Iretia Cox- Directing a question to Tom Austin - The Water Sewage Treatment plants in and around HRM have to abide by the rules of the Department of Environment.

Councillor David Hendsbee listed all the known sewage treatment plants that he is aware of in HRM.

Mrs. Iretia Cox stated that they are all maintained. Citizens who does complain about the smells, or operation of these sewage treatment plants. Someone has to respond to these concerns, and check the maintenance of these treatment facilities.

The question is: There is 1200 homes within Lake Echo, that are all operating on sewage septic systems. Who is monitoring these septic systems? Is it the department of environment? They are flushing their toilets into the lakes here in the community. Why make a big deal about a trailer park?

Mr. Tom Austin responded to this question, that it is up to the individual owners of those septic systems to keep them maintained.

The Department of Environment do not pursue individual septic systems owners, unless there is a complaint. The department of Environment take complaints very seriously.

Mr. Mike Gaudreau - What's in if for Lake Echo? Many of us have been asking for better services within our community ex. transit services. Yet we have not seen anything, and nothing

has happened. Nothing has been put forth tonight as to what the community is going to get out of accepting this proposal.

The developer is looking for clientele that is 50 years and older. Can you honestly say that you are going to state that you can not move into this development, unless you are 50 years or older?

Mr. Paul Norwood commented that the rules and regulations of this park is going to be for the whole development.

Mr. Gaudreau directed a question to Tom Austin - Does this sewage treatment system have the ability to remove phosphates?

Mr. Tom Austin - Yes, as good as any septic system. All of the water is going into the soil, and nature will take care of it.

Mr. Gaudreau - You don't think that these phosphates over time will leak out of the soil and into the surrounding ground water?

Mr. Austin - I don't think so! Is there a possibility? It would not be zero chances, but the soil has a great ability to absorb the phosphates.

Mr. Gaudreau commented that the lakes within Lake Echo area is gradually being taken over by plant life. I have not seen anything from the Provincial standpoint, stating that they are going to clean it up.

Mr. Tom Austin commented that it is their intention that the waste waster go into the soil and not into the water systems.

Mrs. Wanda Ferth - I have lived in this community for 20 years. I wanted to come here tonight to hear about the development, and from what I have heard here tonight. I don't like this development, I don't think it is good for the community.

There were a lot of points brought up tonight as to why we should be discussing this further! Why do the people representing this community tonight are against this proposal?

I don't like this process, I think it should be a different process. I would like to know, if my vote counts tonight? I want to know what we can do?

Mrs. Ferth discussed a petition, and continued discussion about the process.

Mr. Joudrey - Part of my job is to try to address the issues brought up. HRM can not control the tenants and who rents the units. HRM would not address those type of issues.

Councillor David Hendsbee- Commented on the planning process, and that the report goes to the Community Council. Stated that the residents can attend the Community Council sessions and express their concerns at that time. This application being a plan amendment, it requires full Councils decision. This is also another opportunity for citizens to express their concerns at that meeting. That leaves two more public opportunities to express the opinion at that time.

Mrs. Ferth asked the Councillor- How much wait does these comments hold? What difference or how much difference does our comments make?

Councillor David Hendsbee- the Council has to take all concerns expressed and weigh them against the policy. All issues are of concern and will be addressed against the policy.

Mr. Bill McLaughlin- More people at a better time would be good to discuss this.

Councillor David Hendsbee stated again that there is more opportunity for public input at a later date. Once the reports have come back, we can hold another opportunity in the gym for public input.

Lady asked: How do we find out about these meeting?

Councillor David Hendsbee stated that once the information becomes available, we will book a date, and send out a notices. Please ensure you sign the sign up sheet to ensure your name will be added.

Lady: Who received a letter?

Mrs. Holly Kent, Planning Technician stated that the mailout boundary would have been 500 ft for rural areas.

Mr. Darrell Joudrey- stated that the area was extended larger then that.

Lady asked: Can all of the Lake Echo community receive a notice?

Councillor David Hendsbee stated that HRM can put the add for the meeting into the Community newspaper.

Mr. Ian Burke- When it goes to HRM Council will there be notification of that? How much notification will it be before Community Council meets?

Mr. Darrell Joudrey commented that there is two weeks clear of the public hearing in the paper.

Anyone who signs the list tonight will be notified of any future meetings, and we post notices for the meetings on the HRM website, and listed where to find it.

Lady asked: Why not put a notice in everyone's mailbox?

Attendees discussed the method of advertising and other ways that they can be notified of the meetings.

Mr. Jackson Mosher, Lake Echo Mineville area- Concerned that the applicant has someone else speaking on his behalf, and the person speaking sells trailers.

Referred to the slide - The map is not identifying the water supply of the development. Is it a water supply lake or drilled well?

Why are the lots so small if it is a green development? Why not separate the area into separate pods and have development on one and nature trails on the other. Rather than having a sprawling development that has to be all rezoned.

This kind of density housing with this demographic does not make sense for the community. I have same children and I would like to see families with small children move into mixed use housing.

Esthetics of the park, you can make nice looking mobile homes. However, the mobile homes are still very close together, and wonder if people want to move to this type of neighborhood.

Mr. Tom Austin referred to the water supply of the development. The water supply lake serves the existing mobile home park Mountain View. This will not serve the new mobile home park.

Mr. Paul Norwood commented that we will not be using the lake to serves the new park, we will be having drilled wells.

Mr. Duncan Hann commented that Paul the applicant is not comfortable with public speaking.

Mr. Ian Ayles - When it come to rezoning is it all or nothing what the city approves. Can it be partially be rezoned in phases?

Mr. Darrell Joudrey - What we are doing is site specific for these two areas, which equals 240 hectares. Zoning can applied to any shape or form. However, to come back and change the zoning is the same process as an amending a site plan approval. It is the same process, whether he rezones it all or later.

Mr. Ian Ayles -suggest that we approve a portion of the area to be rezoned for the land that will be used for these 200 homes?

Mr. Darrell Joudrey - Yes, but then what if he wanted to expand? It is the same process.

Mr. Ayles commented that it will be bigger. Why not rezone that area now. Half of Lake Echo population will be mobile homes. Value of our properties will decrease because of this.

Mr. Joudrey- Whether we limit the zoning now, or expand it later. He has to come back and go through the same amendment process to increase the number of units.

If he keeps the rezoning of this portion, if he wants to expand he has to come back to the same amendments.

Lady comments if the zoning is ready, then the amendments will just get approved faster.

Mr. Ayles stated that if the zone is approved for this type of residential use, then it's done.

Lady: Are the senior parks going to be closed services to the residence?

Mr. Paul Norwood commented that this park in the future is going to be a gated community, or a secure community. That is what the plan is! Mowing, and shoveling. This is going to be a full service site.

There is going to be parks that will be accessible to the whole community. Open to the public.

Susan Veniat - I have lived in Lake Echo for over 40 years, I have no objections to the plan that is there, as long as it stays for seniors. As long it is a well maintained as Paul states, I think it is a good addition to the community.

I hope it succeeds, and I know I am not going to be living in my home for the rest of my life. As long as we have facilities like fire, and police department.

Unidentified Gentleman -Is it going to be considered legally as a trailer park?

Mr. Paul Norwood commented it is going to be a retirement. Legally it is going to be trailer park.

Gentleman -If it is going to be legally a trailer park, I don't think that you will be able to restrict age based on the current legislation for trail parks.

I don't know the correct answer to this question, but I think we should have this questioned answered before we can move forward with this proposal.

Mr. Duncan Hann - we looked into it, and as long as it is a retirement village, not a seniors facility.

Bill McLaughlin -commented that one person up in Windsor was trying to sell them, but he stated that it was going to be 50+ park, and the guy said no he can't, because it was going to be prejudiced.

He stated that you have to be careful on how you word it, you can't be prejudiced.

Group discussion regarding the legal rights to have 50 + age clientele in the trailer park, and should know before we agree to this park, if that is the case.

Mr. Darrell Joudrey - HRM does not have any control over who resides in the trailer park.

Gentleman- What controls are there to stop the applicant from flipping the park over to a new owner who will not have any controls over the park, and do what ever they desires.

Development of that area, why can we not put green belt areas around the lakes, restricting development around the lakes?

What safe guards do the Lake Echo residences have to protect the lakes against sewage pollution?

Mr. Tom Austin responded by stating that every one of the systems are built to standards, it's not to say that they may not fail, but they have the same level of components that your own home has.

Each of the components can be obtained and replaced within a couple of hours. Is it going to fail? Yes, everything eventually fails. It is how you respond to the failure is the question. It is the same system failure as your homes.

The Advantek system is a more easily maintained system. It is a system that can be repaired very quickly.

Mrs. Wanda Ferth- I believe a lot of issues have been raised here, that have not been properly answered. Why can't the application be stopped until all questions have been answered.

Mr. Duncan Hann and Mrs. Wanda Ferth heavily discussed what questions were and were not answered.

Councillor David Hendsbee - Speaking with staff regarding a 2nd PIM regarding the issues raised tonight.

Traffic Impact study is a concern and will not hold a meeting until this report has been completed.

Mrs. Wanda Ferth - Why rezone all 240 hectares? What is the community getting in return? Who is going to help with policing for the area?

Why are we going through this process when the application is not a well documented, well planned proposal?

Unidentified Gentlemen - I believe what he is proposing is good. Let's get the answers to these questions, and not kill this proposal. Keep an open mind.

Other Gentlemen - The evening has been centered around the rezoning of this area. I believe that nobody has given any thought that there is a possibility that some people are interested in the concept of the proposal.

I have not seen any positive impacts for the community? We have looked at the negative aspects of the project.

Mr. Paul Norwood commented that a positive aspect for the community is a green belt donated to the community, and the help to construct a utility field.

We helped construct the playground that you indicated earlier in the meeting. We are trying to do something for the community with this project.

Our family has been paying taxes on this property since 1945. I am a developer, who's family is in the business of mobile home parks. I have a good track record, and this park will be looked after as well. And it will be a 50 + park!

Mrs. Betty Doane - Individual septic tanks along the Rivers or the Lakes have not been monitored or maintained, since I have been there. Why do you feel any better about trying to stop a person who is trying to do better, when you are continuing to pollute the water ways with your very own homes.

Mrs. Holly MacNier- Question regarding the name of the development. "Mountainview Mobile Home Park?"

Mr. Paul Norwood- responded that the lands are owned by Mountainview Mobile Home Park, but that is not what th park is going to be called.

Mr. Darrell Joudrey asked if there was any new questions that may not have been addressed here tonight?

Gentlemen asked when will there be another meeting?

Councillor David Hendsbee - as stated earlier, We will wait for studies to come back, then have another public information meeting regarding the aspects of the project that are outstanding.

Show a plan that indicates the location of the water course buffers, what areas of land that will not be developed by right because of these water course buffers. How will the community benefit from the proposal? What are the plans of the parks to be?

Conceptual drawings of the proposal would be an idea. Drawings of the proposed systems and how they will be addressed in more detail.

Lady asked can the fire chief be included?

Mr. Bruce Baillie - I am in favor of this development.

There is a real housing shortage in rental units in the community, and I am wondering if you will own some units within this development and rent them out? Or will everyone have to buy them prior to coming to live there?

Mr. Paul Norwood, commented that yes they will have to buy the units before coming to reside in the development.

4. Closing comments

Mr. Darrell Joudrey stated that the issues raised tonight will be address by staff and included in the staff report before council. The commitment to have another PIM, staff will answer what questions that can be addressed, and send out the rest of the concerns to transportation, etc, and will not be coming back to the PIM until the Transportation Impact Study has been completed.

We will address comments on any issues that were brought forth tonight from the other departments, and any other issues that staff might be able to report on. We can present the proposal in a different way, with paper maps perhaps.

The 2nd PIM will take place before the staff report is prepared and presented before Council.

Unidentified Gentleman - would it be possible to have some pictures of the proposal, to get a better idea of the development.

Mr. Duncan Hann- commented on presenting some designs of the development and the homes that they are looking to place within the development, and will certainly present some more visual concepts of the proposal, to help address any of the concerns presented tonight.

Councillor David Hendsbee - thanked everyone for coming, and ensured that everyone has signed the registration form.

Concerns will be looked into, and brought back to the 2nd PIM. The meetings will be fully advertised, in advanced.

5. Adjournment

The meeting adjourned at approximately 9.00 p.m.

Attachment G: Minutes from Public Information Meeting, January 14, 2010

**HALIFAX REGIONAL MUNICIPALITY
PUBLIC INFORMATION MEETING
CASE NO.01278 - MPS LUB Amendment for Lake Echo**

7:00 p.m.

Thursday, January 14, 2010

Lake Echo Community Centre, Lake Echo

STAFF IN

ATTENDANCE: Darrell Joudrey, Planner, HRM Planning Services
Joseph Driscoll, Planner, HRM Planning Services
Holly Kent, Planning Technician, HRM Planning Services
Jennifer Little, Planning Controller, HRM Planning Services

ALSO IN

ATTENDANCE: Councillor/Deputy Mayor David Hendsbee, District 3
Paul Norwood, Mountain View Mobile Homes Park Inc.

PUBLIC IN

ATTENDANCE: 170

The meeting commenced at approximately 7:13 p.m.

1. Opening remarks/Introductions

Councillor Hendsbee welcomed the residents to the 2nd Public Information Meeting held for this case. He explained that he is attending the meeting for information purposes only and at this time holds no position regarding this application.

Mr. Joseph Driscoll introduced himself as the planner helping being a moderator/chair of this meeting. He introduced Darrell Joudrey as the Planner guiding this application through the process; introduced the applicant Paul Norwood, Mountain View Mountain Homes Parks Inc., Holly Kent, Planning Technician, HRM Planning Applications and Jennifer Little, Planning Controller, HRM Planning Applications.

2. Overview of proposal and planning process

This application was put forward by Paul Norwood, Mountain View Mobile Homes Park Inc. to amend the MPS and LUB to consider a new mobile home park within the Lake Echo Community.

The purpose of the meeting is to take you through the planning process for this particular case, and to update residents on all the questions that have been made from the first public meeting.

Residents will then have the opportunity to ask questions and to provide feedback following the presentation.

He explained that flip charts were placed at the back of the room along with q-cards for the opportunity to write your comments down. These will be included as part of the public record as well.

Mr. Darrell Joudrey, Planner explained that staff and the applicant were asked to return to a second public information with requested comments and results from a completed traffic impact study.

Amendments to the Municipal Planning Strategy require a policy review which have to go through a public process which will then be considered by Council. At this time, there is no application for a mobile home park. Staff has requested a concept plan to use as a framework to evaluate the proposal. Following this meeting, the public feedback received during this meeting will be used in preparing a staff report and recommendation to Community Council. Following Community Councils review, a public hearing will be schedule and Regional Council will make the final decision.

Mr. Joudrey explained that staff would like to receive feedback on under what policy conditions the residents could accept a new mobile home park; number of units; what density controls; ground water assessments. He explained that there are two different processes that could be considered, a development agreement process, which would provide most control or a rezoning process, which would allow the least amount of control. He added that a site plan approval or Mobile Home Park Bylaw would be a middle ground approach.

3. Responses to Comments made at previous Public Information Meeting

Halifax District RCMP: 350 additional dwellings would increase the demand for RCMP Services. An additional 1 - 1.5 Officers may be needed to meet call increases. An additional 1.5 Officers would cost HRM (FY2009/2010) \$171,075.

Halifax Regional Fire Emergency: HRFE can meet its Service Delivery Standard for this proposed development. Recommendations would include dry hydrant near proposed residential and second access to development.

Halifax Regional School Board: Commented on first stage only. 200 dwellings potential yield of 90 students; O'Connell Drive Elementary is near capacity but enrolment is anticipated to drop over the next few years. Gaetz Brook Junior High and Eastern Shore District High both have adequate capacity at this time to support potential students.

Nova Scotia Environmental (Wastewater): Sewage treatment plants (STP) must obtain construction and operating approval from NSE. STPs must have management/maintenance plan

and be operated by certified operator; STPs must meet regulations for design, operation and discharge limits requires geotechnical program and detailed design study to be submitted and approved. Mr. Joudrey added that this is a limitation in terms of number of units, discharge capacity could limit development to significant fewer numbers than proposed.

Nova Scotia Environment (Water): Water withdrawal Approval required. Detailed report by QP has shown withdraw may be sustained. Registered as a public drinking water supply (beyond 15 mobile homes) and recommends groundwater assessment in case of drilled wells to assess water quality and quantity but not required.

Traffic Impact Study: A fully developed park with generate 113 trips (33 entering, 80 exiting) during a.m peak hours and 152 trips (94 entering and 58 exiting) during p.m. peak hours. Left turn lanes not warranted at either of study intersections; right turn lanes not required at either of study intersections. Intersection level of performance evaluations show continued LOS "A" for projected 2019 volumes. Average delays on Circle Drive and Church Lake Drive approaches to Trunk 7 are very low. Mr. Joudrey explained that the Nova Scotia Traffic Impact Study has accepted the recommendations of the study.

4. Presentation of Proposal

Paul Norwood, Applicant, explained that he is the developer of the proposed development. He explained that he and his family has resided withing this area since the 1960's. He gave a brief overview of his history in the area and how his family contributed to the Community.

He acknowledged the concerns of the public at the last meeting and explained that there will be a maximum of 350 units. Reviewing a map, Mr. Norwood explained that this property is approximately 600 acres, pointing out where the homes could be located and explained that there is enough room for potentially 1300 homes; however this is not his intention. He explained that they are calling this development a retirement village with an age requirement of 50 or 55 and up. Pointing at the map, he pointed out where the hiking trails will be located. This will be accessible for the whole Community. He explained that there is an advanced waste water treatment system, which will have to be approved for 350 units (one per pod of 50 units).

Mr. Norwood explained that for those who are getting older and not able to stay in their homes, instead of moving into the city, this mobile home park (retirement village) will accommodate for that. He added that they also plan on helping the community develop a sports field adjacent to the ball field and added that this development will also benefit the local businesses.

If there are specific questions, Mr. Norwood explained that he had brought two engineers as well as the general manager of Maple Leafs Homes with him to help answer these questions.

5. Questions/Comment

Mr. Steve Hawes explained that he has been a resident of this area for 40 years and his first home was a mobile home. He is now retired and thinks this is a great affordable way to stay in the area..

Mr. Austin Estabrooks explained his relationship with the applicants family. He explained that Mr. Norwood word is good and believes that he will follow through with any promises made.

Ms. Kristin O'Toole questioned what this application proposes and what exists under P 62.

Mr. Joudrey explained that P62 does not allow for a Community compatible for what exists. The policy would have to be reviewed or have revisions to allow for a mobile home park proposal. He explained that it requires a very large frontage, which is untypical for a mobile home park. The intent was to allow for 100 feet so that persons could replace the mobile with a single detached dwelling as the family grew. This is quite different from what the applicant is proposing in this application.

Mr. Curtis Messervey explained that at the first public information meeting it was discussed that there would be an age limit of the residents in this park. He questioned if a decision had to be made in this regard.

Mr. Norwood explained that residents will age from 50/55 and up.

Mr. Joudrey explained that HRM Legal Services cannot comment at this time. It is a human rights issue. Legal Services would need to review of how the development was permitted.

A gentleman from Thomas Street, questioned how this will effect their property taxes and asked if Mr. Norwood is financially able to complete this project on his own or will the residents in the area receive higher tax bills to help pay for it?

Mr. Joudrey explained that the entire infrastructure would be completed provided by the applicant. HRM will not financially be supporting this application.

Mr. Gunter Faber resident of the Community since 1956 and encourages the development of Lake Echo.

Mr. Brandon Fraser explained that this is a zoning change only and that the vision the applicant has is just a vision and is not required to follow it once the application is approved. Once rezoned, this development may be changed. He also, asked clarification from the factsheet that was mailed out to residents. He explained that this notification it indicated that the mobile home park would have 200 units but, during this meeting it was discussed that there will be only 150 units.

Mr. Joudrey explained that the first stage is 203 units and there would be an additional 150 units for the second stage.

Mr. Fraser expressed concern about environments damage and property values. He asked if a poll from the Community could be used to vote against this application.

Mr. Kurt Pyle, Supervisor, explained that a petition may be taken within the Community, and will be taken into consideration but, the decision of Council will not be based on a vote of the Community.

Ms. Joyce Know commented that she felt this application to be a positive development for seniors. She expressed concern about the prejudice of mobile home owners and commented on a letter that was forwarded to homes in the area.

Ms. Deborah Mason asked for more clarification regarding fire protective services

Mr. Joudrey explained that there will need to be an access to a water body so that the pumper truck can back up to fill up. The existing water supply lake that services the other mobile home park has been identified as a potential spot for an easement for this cause.

Ms. Mason explained that the ground water assessment should be a requirement in the policy. She also expressed concern about the number of units changing and asked what the final number will be.

Mr. Joudrey explained that the total number of units will be 350.

Mr. Bill McLellan, new within the Community, and noted that it is a great place for new families. He expressed concern with accepting a zoning amendment. He explained that once this is approved, it opens the door for a larger and different development than what is currently being discussed during this meeting. He also addressed concern with the lands surrounding the Martins lake being sold and is concerned with high density development. Having high density development will affect the development.

Mr. Joudrey thanked Mr. McLellan for his comments and explained that this is exactly why we are having this meeting, so that we can receive feedback on the application and to see if there are any restrictions that they may be applied. A development agreement will allow for these restrictions.

Ms. Jane Helgason expressed thanks for the opportunity to have a seniors mobile home park in this area. She thinks it is a great idea.

Mr. Gary Hawes, Dartmouth, explained that his experience with living in a trailer park and explained that he thinks having a trailer park in this area is a great idea.

Ms. Linda Medford expressed concern with a letter she had received in the mail and thinks that this application is a great idea.

Ms. Nicole Hinkley asked how this development will effect Rive Drive.

Mr. Norwood explained that there will be no effect to River Drive. He explained that the piece of property off Myers Road was purchased for his son and there will be no development on this property at this time.

Mr. Norwood explained that this will be a 10-12 year project. He is hoping that this development will be a stepping stone for more senior villages within Atlantic Canada.

Ms. Sandy Pepper explained that she had not received the letter that is spoke of during this meeting and explained that it should not be received as a personal attack from those who are against the mobile park development. She expressed her concern with the approval of this application and the limited restrictions it may have such as the age limit not being forcible by law.

There are no guarantee that any of the proposal brought forward is set in stone.

Mr. Joudrey explained that with any submitted design through application would have to reflect the policy and any changes to the land use by-law.

Ms. Pepper questioned if their could be of equal ratio ie., homes vs. apartments?

Mr. Joudrey explained that phasing is sometimes required. He explained that he was unable to bring any figures to this meeting.

Mr. Pyle explained that some discussions here tonight have been reflecting changing the zoning however, this application is regarding the changing of the policy. He explained that one tool that could be considered is the change of the zoning or it may be through a development agreement. If the residents would like to have more control a zoning change is not the way to go, however a development agreement will.

Ms. Pepper questioned if 50% receive water and sewage, will the other 50% receive it as well?

Councillor Hendsbee explained that one of the process later this year will include a water shed study analysis. The Community of Porters Lake is part of the community visioning exercises and these issues will be reviewed.

Ms. Pepper asked if that will have any affect on this application.

Councillor Hendsbee explained that it could have some affect.

Mr. Joudrey explained that as part of the process in residential development, a hydrological study are not required. However, if a development agreement was allowed through the Municipal Planning Strategy Amendment then a ground water assessment could be required.

Mr. Ellis Britten, President of Lake Echo Seniors Organization, explained that being 50, you may still have children, he suggested that the applicant change the age limitation to 55 and over with no children.

Mr. Driscoll explained that the Municipality can not regulate the age.

Mr. Pyle explained that Manitoba is the only Province that can regulate on the basis of age.

Mr. Greg Smith explained that he is a long term resident of the Community and expressed concern with the forest.

Mr. Joudrey explained that a development agreement can be used to protect vegetation and can be required through an amendment to the MPS.

Mr. Smith asked how this will affect the young people in the Community?

Mr. Norwood explained that this development will have no advantage for the younger population. He also explained that during the last public information meeting, it was discussed that there was going to be 350 units developed. If this application gets approved by development agreement, he will sign the document stating that there would be no additional units and the age would be starting from age 50-55.

Mr. Jaak Sildoja asked why this application couldn't be a two-step process, change the land use for the 50acre area, see how that works and how it is received by the Community and then in the future, look at amending the remaining lands. He explained that mixed use should be considered and asked if the taxes would be increased because of the additional police services. He noted that the volume issue regarding the septic systems have not been addressed and expressed concern with HRM not stating any benefits they would be providing to the Community and noted concern with there being over 50% of Lake Echo being mini homes.

Mr. Sildoja asked why there would be a study on the schools if the mobile home park is only for ages 55 and over.

Mr. Joudrey explained that the School Board commented on the proposal without assuming it was seniors. They reviewed this only up to Stage I. He explained that the ratio between mobile homes and single unit dwellings could be policy change in the MPS. Some research could be concluded to see what works in other Communities. He added that there are currently 1156 single family dwelling and 354 mobiles, being 23%.

Mr. Mike Gaudreau reviewed a section in the MPS indicating that it does not support any new mobile home parks. He explained that he had concern with the Community not knowing or being notified of this public information meeting and explained that there were only a few residents who attended the 1st public information meeting. Mr. Gaudreau expressed concern with the distribution boundary.

Mr. Joudrey explained that the planning staff follows a protocol set out for public notification. For rural areas, notifications are sent to all properties within 500 feet of the subject property. For this distribution, an additional 360 dwelling were added. He also added that the initiation report for this proposal went to Regional Council in June 2009.

Mr. Gaudreau explained that there was an motion discussed at Council requesting that staff initiate the planning process to formulate policy and land use designation for the creation of the new mobile home park in Lake Echo in January 2009.

Mr. Kurt Pyle, Supervisor, explained that this motion was not passed at that time.

Mr. Gaudreau expressed concern that HRM was aware that this application was in the process however, there was no public knowledge. He read from the council reported dated June 2009 recommending that Council initiate the MPS and the Land Use By-Law planning process, he quoted a section of the MPS questioning whether or not the soil capacity of the land surrounding the lakes can support high density residential development without further damaging receiving waters High density residential development including new mobile home parks is not supported within the designation. He explained that this has nothing to do with the quality of the development but the quantity and the damaging of the water. He explained that allowing this high density development will be going against the MPS.

Mr. Joudrey explained that the Municipal Planning Strategy is 21 years old, technologies have changed and treatments have improved from what was described at that time. He added that the systems go through a rigorous approval process through Nova Scotia Environment.

Mr. Tom Austin, Engineer, explained these are based on the density of housing, each pod is served by its own treatment system. Better than an on site system. He explained that based on the quality of the soil it will determine how many units are in a pod. The current concept is for 50 units per pod however, if in some areas where the soil is better it may end of being 45 or if worse possibly 52 units. It will be based on the soil. He explained that this is a very well developed, well applied system and assured that this is not a new technology it is very successful in other areas and is good for the environment.

Ms. Susan Gaudet explained that the lands regardless of the age limit will be own by Mr. Norwood.

Ms. Eileen Beeswanger property abuts the existing golf course and playground and suggested more public toilets be placed in the area.

Mr. Joudrey explained that these concerns should be brought forward to recreation.

Councillor Hendsbee explained that a public toilet was placed near the ball field however, the kids in the neighborhood had vandalized it.

Mr. Gerard Keizer explained that he was pleased with the turn out at this meeting and added that he thinks this is a positive development for the area.

Mr. Clint Cunningham explained that he is new to the area and expressed concern with seniors not being interested in the mobile home park and it ending up as a regular mobile home park. He expressed concern with disturbances that can take place within the mobile home parks.

Mr. Joudrey explained that these controls for maintenance/management could be included within a development agreement. There are also minimum standards bylaws.

Mr. Ian Ayles expressed concern with a rezoning.

Mr. Joudrey explained that there is no rezoning being proposed at this time. This is an option but, a development agreement would allow for more control.

Ms. Allison Dabay explained that she is in favor with the development. New technology would be great for the area and wouldn't have a lot of damage on the area.

Mr. John Macfie, Lake Echo, supports the application. Having a place for seniors to go within the Community vs. moving into the City, is a great idea.

Ms. Kelly MacRoberts, Highway #7, expressed issues with the letter that was circulated by a resident.

Mr. Jim Reid thinks this public information meeting is a great idea, however some improvement of communication is needed. He hopes that the comments from this meeting be considered when making any decisions.

Mr. Ian Firth asked clarification for the next stages of this application.

Mr. Joudrey explained that following this meeting staff will review the comments brought forward from this meeting. The minutes will be incorporated into the staff report which will be brought forward to Community Council. At that time, Community Council will review the options and will send a recommendation to Regional Council.

Ms. Annette Newton expressed concern with bringing new families into the area if the mobile home park is only for seniors.

Ms. Holl MacNivea expressed concern with the traffic study not being reviewed around the school area. This is a very dangerous area and will be even more dangerous adding these new homes. She added that even if the age limit is enforced, some 55 year olds have younger children.

Mr. Greg Smith advised the residents to review Killiam Properties.

6. Closing comments

Mr. Darrell Joudrey stated that the issues raised tonight will be reviewed by staff and included in the staff report before council.

He thanked everyone for their comments and concerns.

7. Adjournment

The meeting adjourned at approximately 9.10 p.m.

Written Comments Received at PIM

-I think it's very good idea for a better community and growing community for our seniors. If someone has a better idea for our community go ahead.

-I think Mr. Norwood should be commended for thinking on seniors. Ken Harrison

-No! No! Not a good idea at all. The Advantex AX100 doesn't work. May work in Oregon, Malibu, Alabama. Not in the soil condition of Lake Echo. Just talk to Environ Eng. like CBCL. The septic system doesn't work for this many homes. Poluted the lakes and streams that what it will do. Kill the enviroment.

-My concern is that you review the minutes, not just these sheats.

-I believe that a development agreement is the way to go. Rezoning opens too many other possibilities. I am for environment assessment. If it is to be a senior's community what are the ramifications of their medications being introduced to the ground water/lakes also whatabout the excess water from high rain/levels.

Cherrie Stredder

-With an increase in residents of Lake Echo will this have an impact with regards to property tax and an increase in tax for the additional services, ie. Public transit, policing, fire services, ambulance...

-Excellent idea for the community. More affordable housing options needed in the Eastern Shore area. No concerns at all.

-Fantastic idea! As a professional that lives and works in this community this will provide growth which Lake Echo needs. With 55+ downsizing into a village this will continue the cycle of young families moving into Lake Echo. Also will help existing businesses expand or flourish. I for one think this is long overdue.

-A viable sustainable planned community is essential for the growth of HRM. Lake Echo has not been designated as one of the targeted areas of growth. So then why has a proposal of this magnitude been considered that is not in keeping with the character of the community. I would suggest further research on planned communities and where does the vision and strategy fit overall for Lake Echo.

-The development leaves the big question. Although I see a lot of advantages to the Lake Echo community I see no advantages. It now takes me one hour to get to work in the morning. What will adding another 200 homes to that mix with higher densities. How much more risk will my home be to break and enter. How much more environmental impact can the lakes surrounding take. Where is the development to support seniors, i.e. bussing services, medical clinics - market shopping (within walking distance).

-too many (issues and concerns) to write here!

-Lake Echo - mobile/mini home park

-lower property values? Increased crime/vandalism to outer lying areas within Lake Echo and traffic.

-schooling

-High density living. Wondering if the sewage plan is accurate. Too high density accommodations for sewage.

-have no issue with this-maybe they could speed it up. I'm not getting any younger.

-Has an environmental assessment been preformed, if not, why not. Same with the hydrogeological study. The watershed analysis may help - why not wait.

-We strongly suggest a mixed development including single, multi-unit, mobile homes. Why are the numbers of an average community not available? Would the top 12 inches of soil where the affluent will be discharged pose health risks?

-The density of occupation (per unit) will set the volume of water and sewage from each "pod".

Therefore the number of units must be limited in order to be able to cope with the environmental limitations.

-We do need to do something for our seniors, the need is there. But I do agree mixed development would benefit, providing environment is also protected for our future.

-Do not agree with amending existing zoning law and policy. Would be amenable to developing agreement between developer and HRM.

-Would definitely prefer a development agreement. Strongly oppose uncontrolled changes. Soil testing is very important. Want mixed development in the community as it would make for a stronger community. Feel that limiting invitations/information was very wrong.

-That all residents of lake Echo be notified of all meetings.

-As long as there will be no harm to the environment - this is a great idea - it's about time someone was thinking about our seniors.

-We need seniors homes in Lake Echo.

-Very good for our community. More review.

Fantastic idea. Hope that it becomes a reality for Lake Echo and surrounding areas.

-If it is a 55+ community and all that Paul says it will be and I'm sure his word is good, I think it is or could be one of the best things that could happen in Lake Echo. I will be looking for a smaller residence in the not too distant future and I want to stay in this community.

Brenda and Don King

-The roads that in the mini-home park are not being taken (care) of now. Need new pavement. Extension of mini-home park - more congestion than in area now - one road in/out.

-What would this do to our land assessment tax? Will this be the opening for lake Echo to become a community for various trailer parks. Are these homes going to be wheelchair accessible?

-A development agreement would ease many of these people's worries. If development project is sold as condo agreement of lawn/snow and property upkeep. If not and schools in the area are at full or near capacity - what is the plan for the possibility of an influx of 140+ students. Bussing? Staffing? Teachers?

-Restricted development agreement is the only option to limit the project to ensuring that it resembles the proposal. DA should include reference to reasonable density and other items, i.e. environment, that are already referred to in the MPS. Restrict cutting of vegetation. The runoff of area surrounding Lake Echo already means massive lake level fluctuations.

-Totally agree with the hole perposal.
Gary Robertson

-I think whatever Paul Norwood builds will benefit our community like if you build it they will come.

-I have no problem with the proposal as planned but think a development agreement as opposed to rezoning is the way to go.

-Totally for proposal. Sandi Robertson

-Great Plan. Hope it goes through. This will create a cycle. Seniors move out of their home into the village. And younger people move in your vacated home (keeps the cycle moving).

-Totally agree with proposal. Brian Robertson

Attachment H

Michel Gaudreau

March 24, 2010

David Hendsbee
Councillor District 3
Halifax Regional Municipality
PO Box 1749
Halifax, NS
B3J 3A5

Dear Councillor Hendsbee:

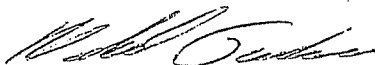
Citizens for Responsible Development in Lake Echo is submitting the enclosed petition for consideration by Halifax Regional Council. We request that the petition be presented to Regional Council on our behalf and that a response or report be provided before any further consideration is given to HRM case 01278: Amendments to Planning Districts 8 & 9 Municipal Planning Strategy and Land Use By-law, Lake Echo.

The information gathered during the petition process indicates that there is very strong opposition to amending the Municipal Planning Strategy to allow the creation of a new mobile home park in Lake Echo. Support to reject the application by Mountainview Mobile Home Park Limited is at 84% of petition respondents while support for the application is at less than 7% of petition respondents. This indicates that a large majority of our community is sending a clear message to Halifax Regional Council that this application should not be given any further consideration and should be immediately rejected.

We look forward to Regional Council addressing the concerns of the residents of Lake Echo.

Thank you for your continued support.

Sincerely,



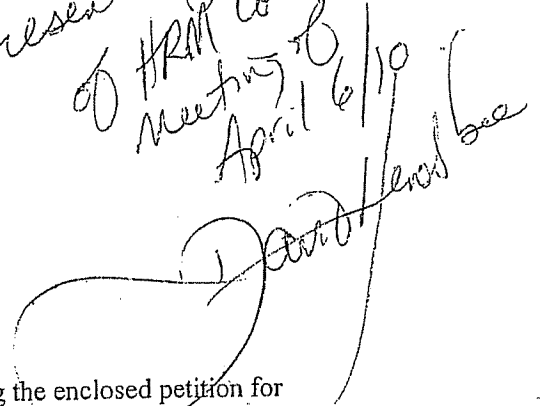
Michel Gaudreau

Enclosures:

- 1- Information Sheet
- 2- Petition Sheets

HRM
Municipal Clerk:

I affixed my
signature to this
petition package to be
presented for the record
to HRM Council
meeting on
April 6/10



Submitted Regional
Council

David Hendsbee
April 6/10

Enclosure 1 Information Sheet:

Title: Petition against HRM case 01278. New mobile home park Lake Echo.

Purpose: The purpose of this petition is to make Regional Council aware that the community of Lake Echo is in opposition to a proposal by Mountainview Mobile Home Park Limited to request amendments to the MPS and LUB that would permit the creation of a new mobile home park in our community in addition to and immediately adjacent to the current Wonderland mobile home park.

Remedy Sought: We request that Regional Council take into consideration the concerns of the community and immediately reject the application to amend the MPS and LUB. The application if approved contradicts the very core concerns that the people of HRM embraced during the consultation process resulting in the regional plan currently in force. These core concerns are: The environmental impacts of current and future land development patterns; adequacy of land use regulations to protect community character and adequacy of infrastructure and services in rural areas.

Petition dates: The petition was started on 07 March 2010 and ended on 24 March 2010.

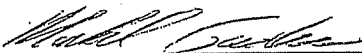
Organizer Information: Michel Gaudreau

For: Citizens for Responsible Development in Lake Echo

Statistical data Collected:

The table below is a summary of the statistical data gathered by petitioners during the course of this petition. The results clearly show that even if a certain margin of error is factored in to account for 100% of the homes in the community; the results are overwhelmingly against this MPS and LUB amendment application.

	Homes Visited	For Petition	Against Petition	Undecided	Not Home/Empty
Totals	593	378	30	42	143
Respondent Percentage	100.0%	84.0%	6.7%	9.3%	
Absolute Percentage	100.0%	63.7%	5.1%	7.1%	24.1%



Michel Gaudreau

Enclosure 2 Petition Sheets:

Total Signatories: 549 Concerned Citizens

Total Petition Sheets: 50 Sheets

Petition

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- Due to the proposed substantial increase in ratio of mobile homes to single family residences, it may negatively affect home values in the Community
- The proposed limit in age of occupancy of the units to 50+ years, therefore nominally making the number of occupants per unit to two, has been stated by HRM planning staff as not legally enforceable.
- The number of mobile home units proposed by the developer has increased from 200 to 300+ between the two Public information meetings, indicating that the proposed number of units, once amendments and/or re-zoning is undertaken, may be further increased.

Name - Please Print	Address	Signature
MARY JANCZEWSKI		
John Janczewski		
John Foggo		
DAN REGAN		

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Name - Please Print	Address	Signature
KAREN WRIGHT		
Diana Wourney		
Bernie Wourney		
Scott MacDonald		
Lisa MacDonald		
David MacDonald		
Loreen MacDonald		
du Bellant		
Lynn Richards		
Chris Polrice		

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Name - Please Print	Address	Signature
Sarah Estabrook		
JANE T. MACNEILL		
Bryce Soudry		
Aune Freeman		
DORIS FRANCIS		
ROADON FRANCIS		
RUB FRANCIS		
Lee Theriault		
Melissa Briand		
Kirsten Francis		
Denise Joudrey		
Sam Spangale		

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Name - Please Print	Address	Signature
Marie Dawn		
David Martell		
Janice Nielsen		
JEANNINE McDONALD		
Jane Bratton		
Cat Bratton		
Juan Johnston		
Joe Johnston		

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Name - Please Print	Address	Signature
Ryan McQuigge		
Jason Deloroy		
Bill Deloroy		
Randolph Corney		

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Name - Please Print	Address	Signature
<i>Lee Weatherby</i>		<i>Lee Weatherby</i>
LEE WEATHERBY		
<i>Deane Peters</i>		
<i>Shonda Lewis</i>		
<i>Jayne Bowler</i>		
<i>Eugene Neugler</i>		
<i>Kellie</i>		
<i>D. G. Hill</i>		
<i>Dwight Corbin</i>		

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Citizens for Responsible Development in Lake Echo

MICHAEL CLOTHIER

12th March, 2010

Petition

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Name - Please Print	Address	Signature
Jon Murphy		
Darwood Waugh		
Dawn McKenzie		
PAT GOODFELLOW		
J. AND DOTTERTY		
JUDY HORTON		
Muriel Hander		
ANDREW MCGOWAN		
Susan McGowan		

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Citizens for Responsible Development in Lake Echo

Petition

(3)

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Name - Please Print	Address	Signature
Dawn O'Hearn		
Kerry O'Hearn		
MAKLOMCKAY		
Chris MCKAY		
Amanda Walker		
Kevin Walker		
Jerry Leedham		
Tammy Leedham		
Justin Leedham		
CHRISTINE GAGNEAU		
Michelle		

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Citizens for Responsible Development in Lake Echo

Canvased: Bill McLaughlin
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Name - Please Print	Address	Signature
Mike McLaughlin		
Cindy McLaughlin		
Sheelah Donville		
Mark MacKenzie		
KEVIN RIDEOUT		
PAULFIE RIDEOUT		
P. MacWilliam		
Marlene Robicheau		
MART CUVILIER		
Ala Cuvilier		
GAIL McLAUGHLIN		

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Name - Please Print	Address	Signature
Ann Marie Flavin		
ELIZABETH USHER		
MARTIN USHER		
Lesley ^{*Denny} Sanford		
FINI CAWLER		
Susan Lawlor		

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Name - Please Print	Address	Signature
Pat & Bill Rowan		
PAT + Tom McDONNELL		
Maggie Morrison		
Gregory Baker		
ROO McDONALD		
AMANDA CLOUTIER		
Steve Cloutier		
Andrea Armstrong		
Marc Baker		
Robyn Baker		
John MacAulay		

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Name - Please Print	Address	Signature
ERIC BANNERMAN		
M DeBellone		
EARLE CLARKE		
Kiria Wass		
Tommy Brown		
Cheryl Jeffers-Johns		
Jeff Jackson		
STEPHANIE JACKSON		
Sam Parkin		
LORRAINE PARKIN		
KAREN CROSBY		
SHAWN CROSBY		
LAUREN HUMPHREYS		
JEAN-MARTIN LEVORE		

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Name - Please Print	Address	Signature
LEE JOHNSON		
Cheryl Judson		

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Name - Please Print	Address	Signature
Gayle CORNEY		
BRIAN KETZEL		
Jason Veitch		
Julie Mott		
Ruby matt		
Ian Firth		
Wanda Firth		
Nora Latture		
Larry Dupud		
Catherine Girard		
Ronald Girard		
Monica Spears		
SHELDON SPEARS		
DEBORAH MACDONALD		

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Name - Please Print

Lisa Borden
Maggie [Signature]
Dale Johnson
Barbara Ryan
BRUCE CRATEY
Claude Tremblay
James Dumas

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Name - Please Print	Address	Signature
JAMES SUTHERLAND		
AINSLEY ENGLISH		
Neil English		
SHARON RILEY		
XXXXXXXXXXXX		
Beryl J. Anne		
BETTY TANNER		

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Name - Please Print	Address	Signature
Jocelyn Chives		
Stella Cooper		
Daniel Cooper		
Jerry Cooper		
Helen Carmichael		
Jill Dierks		
Glenn MacDonald		
Josanna Francis		
Jodie Francis		
ANNE BROWN		
TANYA SMILEY		
Melanie Mackarney		

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Name - Please Print	Address	Signature
Dave Thompson		
Rob Butts		
Scott Macdonald		
Lynn LeBlanc		
Bob LeBlanc		
Bob Blumsum		
Chevy Blumsum		
Michelle Blumsum		
Meghan Blumsum		
Brenia Cohen		
Kenara Stubback		
Mark Axhorn		
Kendra Axhorn		
Hubrey Cameron		
Bob Ross		

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Name - Please Print	Address	Signature
Elena Sponagle <i>Elena Sponagle</i>		
Dana Sponagle		
Jessie Blawie		
Wayne Davies		
CHARLES FAHEY		
PATRICIA FAHEY		
Annette Newton		
DAVID NEWTON		
Courtney Newton		
Adam Newton		
William MacKenzie		
FLYNN KEM		
Jacqueline Harrington		
Nicky Golding		
Bill Golding		

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Name - Please Print	Address	Signature
Clara Ferguson		
Kathy Yung		
Jason Harty		
Jason Robichieu		
Crystal Robichieu		
David McDonald		
PAUL CUMMINS		
SHAWN FERRELL		
Lin Ferguson		
Ann Baker		
Diane Baker		
Danell Gop		
Linda Gop		
Mary Jordan		
Kevin Burns		

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Name - Please Print
Neil MacLennan
Deborah Winters
Ronda MacLennan
Angela Powell
ANN MARIE ATELLA
Shirley Warner
Keith Redden
Bonnie Redden
Carol Dayment
CHRIS FLECK
Nancy Moore
Barbara Noble
Lee Masher
Kristin O'Keefe
Michelle McLaughlin

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Name - Please Print
Chris Marley
Derek Nowak
Pat Green
Foster Mackenzie
Dorcas MacKenzie
Ryan Burgess
Nichelle Burgess P.O. 1510 mi
James Adams
Amanda Reynolds
Reg Bell
Lynn Veniot
Edith Mosh
LINDA SMARTON
Donald Smarton

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MARK COLEMAN FIATU		
Jean Firth		
Becky Whitfield		
Jared Phillips		
Jainune Jennex		
BOB KENNEY		
JAMES DEWARY		
Virginia Dolorey		
Shelley Fashon		
R. F. Fashon		
B A SCOTT		
Sarah Skitt		
Hetty Tyndal		
Julian Garbary		
Jaime Darrow		

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Name - Please Print	Address	Signature
NIKKI GARNHUM		
HANS BEUMER		
Tryphina Walker		
JOSEPH MARTINS		
Lou Youngs		
B. HOGUE		
J. Honsberger		
M.E. Fenwick		
D. KAY		
Tom Helgeson		

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Name - Please Print	Address	Signature
Jill Chandler		
Donald Glencross		
Cand Heverman		
Jill Lererman		
Justin Kelly		
Beth Kelly		
Helen Constable-Ryan		
Chad Kula		
Les Sprague		
Les Sprague		
Les Sprague		

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Name - Please Print	Address	Signature
Tommy MacLennan		
Jeanette Kubacki		
Brenda White		
Joey Curson		
Mary Jane Tremblay		
Suzanne Mendel		
Diane & John Horne		
Irene Bonn		

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Name - Please Print		
STEVE PREEPER		
Richard MacLean		
Ron G		
Nora Latta		
CATHY BURKE		
Ken Job		
Donna Job		
EDWARD BRATTON		

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Name - Please Print	Address	Signature
Jason Rutledge		
E. Montgomery		
Donna Upham		
Beth Carman		
Ken DAVIDSON		
Denise McDonald		

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Name - Please Print	Address	Signature
Suzanne Nadeau		
FRANCE KATHLEEN		
Cheryl Corcoran		
Michelle Smith		
Kerri Johns		
Lisa Clancy		
John Jones		
Julie Barrington		

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Name - Please Print	Address	Signature
Carla Burrows		
Randy Price		
Pearl Price		
Craig McMillan		
Larrell McCurdy		
Deane St. George		
John Corbett		
Anna Hudgins		
BRITN J. SUTHERLAND		
Brina Hudgins		

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W.L. McLaughlin		
PAT MACKIN		
Bill Mackin		
Ken Mosher		
DOE MATHIASSEN		
PAULA ALLEN		
BRIAN MATTHEWS		
STEPHEN LANCASTER		
Jackie Zorychta		
Harold Asken		
Therese Asken		
Heather Dunphy		

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Name - Please Print	Address	Signature
ELIZABETH PAIR/KSCHULTZ		
Paul Smith		

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Name - Please Print	Address	Signature
Barbara De Veauy		
Carlene Grant		
Heather Black		
L Loney		
Heath Doker		
Jodie Myers		
Dustin Goodwin		
MELDA GOODWIN		
Tranna Crawley-Jord		
Wart Stottman		

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R. MUIZERALL		
Shirley Maxwell		
Stacey Hill		
Philip Foggos		
Lisa Foggos		
RAY JULIENE		
LAURA BIRNLS		
Lynn BANKS		
Laurence Brown		
Alfred Brown		
Wanda Maxwell		
John W. Gesner		
D. Eddy		
Shirley Smith		

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We the undersigned call on you our elected Municipal Councillor and on Members of Halifax Regional Council to reject the application submitted by Mountain View Mobile Home Park Limited Case No. 01278 on the basis that:

- As no official environmental impact study has been conducted, it has not been determined whether this development is environmentally sound or sustainable
- Due to the proposed substantial increase in ratio of mobile homes to single family residences, it may negatively affect home values in the Community
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- The number of mobile home units proposed by the developer has increased from 200 to 300+ between the two Public information meetings, indicating that the proposed number of units, once amendments and/or re-zoning is undertaken, may be further increased.

Name - Please Print	
Deborah Mason-Zinn	
Clinton Cunningham	
Katrin Henkelman	
Deborah Mason-Zinn	
George Burtin	
Janet Brown	
Paul Homan	
George Harris	
Mike LaBrash	
J. A. PORTER	
Linda Porter	

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Name - Please Print	Address	Signature
Holly MacNevin		
James Reid		
Ella Reid		
Graham Reid		
Rick Swan		
Craig Wright		
Tracy Sabers		
Nicole Hintley		
K. Blandin		
Lucy Chapman		
Jeff M... 2022		
Rita Henry		
Brenda Hardy		
Bonnie Sutherland		
Karen MacDonald		

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Name - Please Print
ERIC WRIGHT
ERIC WRIGHT Sr
Tamara McKay
Timmy Munro
Marina Newcom
Wanda Cooper
JERRY Whalke
Wanda French
Debbie Tibbo
Weston Tibbo
Scott Gray
Maxine Veitch
SARAH DUNCAN
Lynne Saunders
Chris Bastard

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Name - Please Print
Dale Kelly
Jamie Stratton
Daryl Kelly
VERNA BRADLEY
Ralph Robinson
Ernie Purvis
Rod Johnston
Sandra Grelley
John Bennett
ERZIL NOWE
WALTER WAKULICZ
SHIRLEY CLARK
Roger Percy
JONATHAN SCHEIN
Robert Garneau

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Name - Please Print
MYANA STEEVES
DAVID LEUFERMAN
DON STEEVES
JUDY SLADE
RICK HILL
Eric Vallis
Tanya Vallis
DON WATT
AKA GIBBARD
Frederick K. King
Shirley Kendall
Fred Lantaigne
Corena Lantaigne
Jo BULVIN
JANET RUMNEY

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Name - Please Print
Kathleen Dalley
Stephen Della
Stephen Della
Judy Sinclair
Kym Duncan
L. L. Shuman
Susan MacPhail
Douglas J. Brown
Wendy Brown
Judy Barton
STEVE VICKERY
Cindy Vickery
Melissa Swolchuk
Jamone Conroy
Alex Conroy

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Name - Please Print	Address	Signature
Mae Stienburg		

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Name - Please Print
Bill Anderson
Lucy Lancaster
ROBERT BICCARD
Sean Leung
Carrie Stuckley
Robert Stoddy
Nalle Tibbitts
RICK STARK
Richard DeBENNEY
Debra Timon
RON SEGUINI
Teri Seguin
JAAK SILDOJA
Darcy McBay

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4.

DAN REELAN MISSED ONE

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Name - Please Print	Address	Signature
ADAM + KIM OWEN		

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Name - Please Print
<i>[Handwritten signature]</i>
<i>[Handwritten signature]</i>
<i>[Handwritten signature]</i>
<i>[Handwritten signature]</i>
<i>[Handwritten signature]</i>
<i>[Handwritten signature]</i>
VICKIE BAUDAS <i>[Handwritten signature]</i>
<i>[Handwritten signature]</i>
Sharon Spraggs <i>[Handwritten signature]</i>
<i>[Handwritten signature]</i>
<i>[Handwritten signature]</i>
<i>[Handwritten signature]</i>
<i>[Handwritten signature]</i>
<i>[Handwritten signature]</i>
<i>[Handwritten signature]</i>

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Name - Please Print
JAMIE VERNON
Dana Pichon
Susan LaDuan
Gerald Cavicchi
Laura Cavicchi
Arthur LeBlanc
Angela Carter
Shane Simpson
Tracy Walsh
MASON STEVENS
ROBERT FOUNDER
STEVE WESSEL
Marsha Wessel
JANE ORTON
RALPH ORTON

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Name - Please Print
MICHAEL CLOTHIER
Gary K. Tullner
G. GARRY FILLMORE
Ray Jack
Christine Naugler
D. Dawson
Bill
ROY WAGG
WIM MACDONALD
GARY HOLMES
Leslie Brook
FRANK KOTZER
Barth Gothier
R. Penhock
J. C. Daniel MALLET

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MICHAEL CLOTHIER

12th March, 2010

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Name - Please Print
<i>[Signature]</i>
Allison Jeffrey
SARAH GODIN
Michelle Dunnege
Sara Dufresne
VICTOR AGGAS
<i>[Signature]</i>
P. Blouin
J. Leblanc
Silvan Marc Lelievre
MARIE HEINIS
Ruth Stoddard
DANE THOMPSON
LIONEL MASON
Brenda Steelman

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Canvasser Bill McLaughlin

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Name - Please Print
SHAUNDA WHITE
Randy Hewitt
Tary Fennell
Jean Fennell
Max Gulliver
Kynn GULLIVER
CAM ANDERSON
ANDREAS STODDART
Kynda Laverdure
Wanda MacDonald
JPO 15
Jean Anderson
Wendy Ayles
Ian Ayles
NADYNE LASHLEY

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Name - Please Print
MARK BAILLIE
Ron Baker
HENRY WOLFE
TERRY KNEESHAW
Hayle Kneeshaw
Cheri Baillie
Cathy Mac Donald
CHRISTINE BANNERMAN
Wanda Brachth
John Ferguson
PAUL GARBUCCI
Mackenzie Morris
Carmen Faber
Liz Craig
T. Heath

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Clerks Office - Fwd: Proposed New Mobile Home Park for Lake Echo

HALIFAX REGIONAL MUNICIPALITY
MAR 30 2010
S.G. 
MUNICIPAL CLERK

From: Peter Kelly
To: Clerks Office
Date: 29/03/2010 2:36 PM
Subject: Fwd: Proposed New Mobile Home Park for Lake Echo

Dear Mayor Kelly and Council Members;

As you are probably aware, a local developer has applied for an amendment of the the Municipal Planning Strategy to allow the rezoning of a large parcel of land in our area to develop a **New** mobile home park in Lake Echo. This development, if given the green light, will have a significant impact on our community.

I believe that this development will have a particularly destructive impact on our community for several environment and social reasons.

Lake Echo is currently the home to a mobile home park that accounts for a significant percentage of the homes in our community (25%). This mobile home park is serviced by a central waste water treatment system which discharges it's effluent directly into a water course which feeds Lake Echo. In the 2005 HRM study, **Options For On Site and Small Scale Waste Water Management**, it is clearly stated that systems of this type overload the natural waters they discharge into, especially during periods of low water course flow. This has been demonstrated by increased beach closures, and increased algae growth in the lake. The addition of another 350 homes in a high density environment, regardless of the technology employed, has the potential to further degrade the health of our lake and our community.

In addition to my concerns about the environment, I am also concerned about the impact on the community of having a ratio of 1:1 mobile homes to single family dwellings. This will surely have an impact on property values and public perception of our community.

I have participated with a local group, **Citizens for Responsible**

Development in Lake Echo, in the circulation of a petition in the community. The concern about this development in the community is overwhelming, as will be illustrated by the results of our petition.

The study referenced above (Report #03-134) states that in the past, "*The Planning and engineering departments made rules that were intended to control development and realize their vision of a good community, and the developers found ways to work around these rules and still make money.*" Please do not allow council to forsake our community and environment so a couple of developers can profit.

Thank you for your time and consideration.

Regards

Dan Regan

MUNICIPAL CLERKS OFFICE	
Distributed to:	
<input checked="" type="checkbox"/> Councillors Meeting	<u>Regional Council</u>
<input checked="" type="checkbox"/> Mayor	
<input checked="" type="checkbox"/> CAO	Date: <u>June 23, 2009</u>
<input checked="" type="checkbox"/> DCAO	<u>W. Anstey, M. Labrecque</u>
<input checked="" type="checkbox"/> Solicitor	Item No. <u>11.1.5</u>
<input checked="" type="checkbox"/> Communications	<u>J. Church</u>
<input checked="" type="checkbox"/> Other	<u>K. Denty, A. French</u>
	<u>P. Murphy, D. Jordney</u>

Stay in touch. Get Messenger on your phone now.

MUNICIPAL CLERKS OFFICE

Distributed to:

April Guy - New Lake Echo Mobile Home

From: Melda Hodder
To: ///
Date: 06/04/2010 7:55 PM
Subject: New Lake Echo Mobile Home Park

- ✓ 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

To Whom It May Concern,

I have lived in Lake Echo for 40 years and, I must say after listening to all of the experts that have been called out here for community meetings, I would like it to be known that my husband and I would have NO problem with a Senior's Park being built in Lake Echo.

Also, if I went door to door, I'm sure I could get more signatures in favour of the park than this group has against it. (I know some on the petition who wished they hadn't been polite and signed it)

I think all concerns were answered at the meetings, and I can't imagine that the Dept of Environment, with all it's strict rules and regulations would allow a project to proceed without strict adherence to these guidelines.

It's time that Lake Echo allowed growth that is so essential for getting anything in our community. I fail to see what the argument would be against this park, if all of the experts who attended the meetings guarantee the safety, most importantly of the sewer systems, which seems to be the biggest reason for not allowing this to continue.

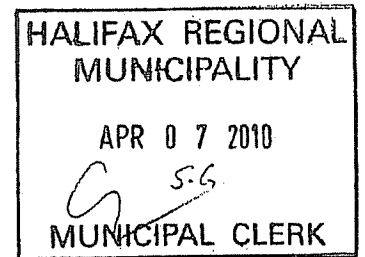
The idea that this Mobile Home Park would lower the value of our properties is frankly insulting, and I'm a homeowner.

Please consider our family to be very much in favour of Mr. Norwood's Mobile Park plans and, though the opposing group is much more vocal, they are not speaking for the majority of people of the community and this project is not against the wishes of the community. (Not all, at any rate, and I cannot and would not, speak for 'the community'.)

Thank you for reading my arguments.

Respectfully submitted,

Melda Hodder,



April Guy - PROPOSED MOBILE HOME PARK LA

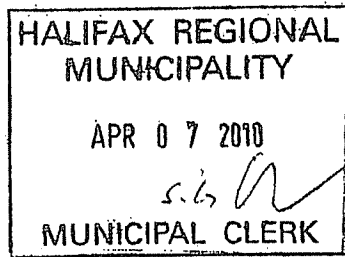
MUNICIPAL CLERKS OFFICE

From: "robert"
To:
Date: 06/04/2010 10:29 PM
Subject: PROPOSED MOBILE HOME PARK LAKE

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

April 1st 2010



Dear Councillor

We are very concerned regarding the new Mobile Home Park that is being proposed for Lake Echo with concerns of high density housing, affecting the environment and the perceived image of our community . The current Rural Enterprise zoning of Lake Echo does not permit mobile home parks. The developer of said park has applied for an amendment to the Municipal Planning Strategy to allow the rezoning of his property 594 acres to develop a mobile park in Lake Echo.

Regional Council Meeting of January 20th 2009 moved by then Deputy Mayor David Hendsbee (now Councillor) that Halifax Regional Council request the staff initiate the planning process to have provisions made available to permit the rezoning of lands in Lake Echo to allow for the development of a mobile home park, a request to council that only Mr Hendsbee and the developer Mr Paul Norwood seem to be aware of at that time, trying to have the request for rezoning put in place without the knowledge of Lake Echo citizens. Thanks to council for expressing their concern regarding the process of the amendment application. Again so called public meeting held July 2009 at the Lake Echo Recreation Centre regarding the proposed mobile home park had very few citizens of Lake Echo (approx 30 to 40) in attendance. This was due to only people living within 500 feet of the proposed site were given notice of the public meeting which included mostly residents of the existing Wonderland Mobile Home Park and a few others outside the park who attended the meeting, hence took it upon themselves to let the rest of the community know what was being proposed for our community as we were totally unaware.

If an amendment to rezone is granted to the developer to proceed with the proposed mobile park, what would stop future applications seeking the same consideration for some other type of business that are currently stated in the present Rural Enterprise zoning for Lake Echo.

The developer already has an extensive road structure in place on the proposed site and daily construction is on going. This leads us to believe the developer would have been given the impression that the application to council for the amendment to his property would have been meet with no resistance, otherwise a waste of cost and time for the developer. There are over 300 mobiles in the existing Wonderland Mobile Park, the proposed mobile home park will have an additional 350 which will only utilize 50% of the available 594 acres, actually the developer has the capacity to double the number of mobiles. The number of mobiles to single family dwellings would be 1 to 1 ratio with the installation of 350 more mobiles, a grave concern for future property values and being perceived as a community with hundreds of mobiles creating a large number of tenants, not land owners, affecting the character of Lake Echo which is a small community.

The developer is telling the community the proposed park will be a retirement village for seniors age 55 and older. This sounds good but the truth is the developer cannot legally enforce this under current legislation. Recently checking with the premier's office there is no current legislation in place or for any plans to change legislation in the near future to legally allow a senior's mobile park. Therefore this really opens the park to be available to anyone. The developer does not reside in Lake Echo and is not considering the effects this project will have on

our community regarding it's character and environmental issues with the surrounding rivers and lake.

It is currently stated in the MPS for district 8 and 9 under Environmental Protection page 9 and Environmental Health page 10. Under Protection it states " There is a wide agreement on the desirability of protecting the water quality of the many lakes and rivers. Steady residential development in the western part of the plan area means that attention must be paid to protecting the water quality of Lake Echo and Porters Lake". Under Environmental health it reads " The nature and scale of the development over most of the plan area is generally within the capability of the natural environment to handle on-site water supply and sewage disposal systems. However , the Lake Echo area is expiring problems with reference to both water supply and sewage disposal. There is evidence of arsenic contamination in ground water and a growing concern over pollution of the lake. Although there are isolated problems elsewhere with both water quality and septic system malfunctions, Lake Echo is the only community that is facing potentially serious problems at the present time.

Under Lake Echo Community Designation page 60 " The problems experienced with the quality of water in the lakes have been described in section 11. While the major and immediate problem has been rectified, it is questionable whether or not the soil capability of the lands surrounding the lakes can support high density residential development without permanent damage to receiving waters. For these reasons high density residential development including new mobile home parks and multi unit dwellings is not supported within this designation."

From HRM Options for On Site & Small Scale Wastewater Management page 15 it states " When the issue of discharging PHOSPHOROUS to local watercourses is examined, it becomes apparent that there are very few watersheds left in HRM where human activity has not raised the background concentration of phosphorous to a concentration approaching that where the introduction of even the BEST TREATED SEWAGE EFFLUENT, in any substantial amount, can trigger EUTROPHICATION in the watercourses. Dictionary definition of EUTROPHICATION : The process by which a body of water, as a lake, matures and ages, characterized by an environment growing progressively richer in minerals and organic nutrients, resulting in seasonal recurring depletion in oxygen that is incompatible with animal life.

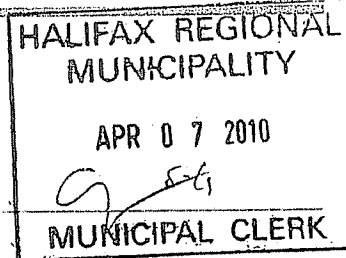
This development is nothing more than a financial gain for the developer and others associated with the project. It is not within the best interest of the residents and character of Lake Echo or for the environment.

Thank you for your time reviewing our letter, we ask for your support in stopping this application by Mountain View Mobile Home Park Ltd.

Robert & Bernadette Ferguson

April Guy - A Lake Echo Resident in Favor of the Retirement Village

From: "Curtis Messervey"
To:
Date: 06/04/2010 3:20 PM
Subject: A Lake Echo Resident in Favor of the Retirement Village



Councillor,

I would like to take a moment of your time to add my personal as well as professional opinion to the official record concerning Paul Norwood's proposal to have the zoning changed on his land in Lake Echo for the purpose of creating a Seniors Mini Home Village.

On a personal note, I know Mr. Norwood, I actually hired him to excavate my land when we built our home in Lake Echo 9 years ago. I've remained in contact with him since and have worked with him on projects like the Lake Echo Playground which, despite it's traffic issues, is a huge benefit to our community and would not have been possible without the time, expertise and donations of Paul and his family. I fully expect that Mr. Norwood will follow through on this project, if given the green light, with strict accordance to his proposal. He does what he says. There is a small but vocal group of "concerned citizens" purporting to represent the wishes of the community that I'm sure you've heard from, I find their tactics to be offensive and they in no way represent my views on this matter nor the views of the vast majority of the people I discuss the project with, there are many people looking forward to this project moving ahead.

On a professional level, as a Realtor who deals with the 55+ demographic more and more as of late, I see first hand the difficulties people are having with the concept of downsizing and finding a suitable living arrangement. The default position of downsizers and realtors to some extent was that a condo was the best choice to reduce the upkeep of the family home. This position is becoming less favorable to many seniors because, at the end of the day, your leaving your community and moving into a building.

What Paul Norwood is proposing is a concept that is having success in every other part of the country except for here. Nova Scotia and particularly HRM is the only place I know of that doesn't offer vibrant living options for it's seniors. I, personally, have several clients who are waiting for this to happen, two couples actually attended the public hearing to see if this was really going to happen or if they were going to have to look elsewhere. The market is looking for alternatives to the current housing options and Mr. Norwood's proposal would be a very popular option for many who are in that market.

When I consider a validity or value of an idea, I try to put myself in the shoes of the person the idea is aimed at. With this proposal I visualized my parents needing to move and considered this type of arrangement versus the choices available today, I would have no trouble at all recommending this type of arrangement to my parents.

I hope this development gets the necessary approvals to move forward and I hope to see more of these communities develop in other parts of our city and province, it's long overdue.

Sincerely,

Curtis Messervey

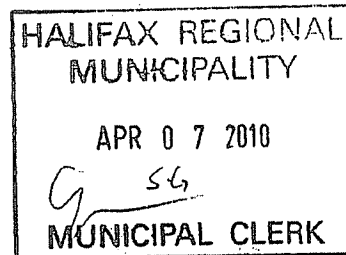
From: Pat Mackin
To: <kellyp@halifax.ca>, <streats@halifax.ca>, <barry dalrymple@halifax.ca>,
Date: 05/04/2010 5:24 pm
Subject: Fw: Lake Echo Mobile Home Park

Hello Councillors,

I would like to send you a copy of an email (that was sent to Councillor Hendsbee and Mayor Kelly) to make all of you aware of our position on another mobile home park in Lake Echo.

Please ... help us - this is our home, our sanctuary, that is being flooded with an unwanted development.
Thank you for your interest. Please help us stop this development.

Pat and Bill Mackin



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

From: "David Hendsbee" <David.Hendsbee@halifax.ca>
To: "Pat Mackin" <
Cc: "Darrell Joudrey" <joudred@halifax.ca>; "Peter Kelly" <kellyp@halifax.ca>; "Jennifer Little" <littlej@halifax.ca>
Sent: Tuesday, January 19, 2010 5:38 PM
Subject: Re: Lake Echo Mobile Home Park

Hello Pat & Bill :

I have not stated my position on this issue. I must keep my neutrality as this application goes through the legislative process. I can only avail myself to hear all opinions and try to sort the facts from fiction. I can not express my final view until the public process concludes. If I did prematurely state my decision, that could leave options for an appeal beyond Council's control.

So I will remain mute on my decision until the time comes to weigh all the real facts that are being studied and assessed.

I have forwarded your comments onward to HRM staff for their assessment and for it to be part of the public record on this proposal.

Best regards -
David Hendsbee

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

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

Web-site: www.halifax.ca/district3
web-site: www.hendsbee.ns.ca

>>> Pat Mackin <
Hello,

1/15/2009 2:02 PM >>>

We attended a meeting on Jan 14/10 regarding the proposal for another mobile home park to be developed in Lake Echo.

Our position is simple. We do not want this to happen under any conditions.

We listened intently to the concerns of the residents who brought up various points trying to find ways to stop the proposed development - from deforestation (haven't we had enough of this with the fire; clearing around Martin's Lake etc.), concerns about the lack of hydrogeological information and lack of data on what a good mix of development is composed of (e.g., single family homes, apartment buildings, mobile homes, others - why does Planning not know this?), traffic issues and so on. We found it appalling that the entire community was not notified and that a resident took it upon himself to pay and distribute notification of this meeting to some of the residences. We are a small community. We ALL need a say. You represent all the people, not only those that live within 300m - 1km of the site. If this development is approved it will have a substantial impact on everyone's quality of life. Gone will be the lovely forested areas of Lake Echo that we moved here to enjoy.

Who wants to live in a community of ~50% mobile home parks? Not me.

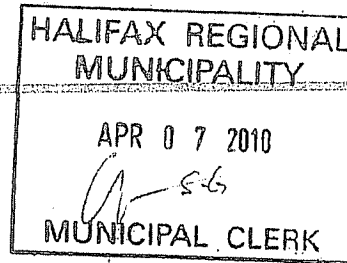
The development of single family homes in the area would be a welcome addition to Lake Echo. One level homes for seniors would be ideal if the developer wishes to serve the aging community of Lake Echo.

Food for thought. My mother lives in a lovely 20 story apartment building for 50+ people...what happens when people that age do not apply...they rent to anyone.

Our opinion is NO thank you. Build to fit the community or build somewhere else.

Regards,
Pat and Bill Mackin

April Guy - A request for your support ...



From: Ian Ayles
 To:
 Date: 05/04/2010 8:18 PM
 Subject: A request for your support ...

Dear Councillor,

As a concerned citizen of 5 years in Lake Echo, I find myself at a crossroad of whether or not to continue to reside in this community. As you might be aware, there is a new "Retirement" community of mobile homes being proposed here in Lake Echo, and there is an application before council to amend a current bylaw prohibiting development in the proposed area. My decision to continue to live in Lake Echo weighs heavily on councillors like yourself voting against the proposal on Tuesday night. There have been a myriad of problems with the proposal. To name a few:

1. The number of mobile units to be developed has never been clear, but the developer has mentioned on more than one occasion that upwards of 650 units could be placed in the development due to the vast amount of land being "rezoned". This would make this particular type of housing the most of any kind in our community by far. This volume of high-density housing holds many potential problems, including policing, schools and services for its potential residents.
2. The proponent claims that they are able to keep the units part of a "Retirement Community" because they will limit the age to 50 years and older. To the best of anyone's knowledge, not only is this untrue, but it also has the potential to be in direct violation of the charter along the lines of discrimination. To my knowledge, Manitoba is the only province where this is enforceable. These units will be in the range of \$130,000 - 140,000 plus lot fees which as far as I'm concerned is not a downside for many people nearing the retirement age and potentially on a fixed income. This "retirement" gig is a classic "bait and switch" as there won't be several hundred seniors lined up to get one of these homes when they come up for sale. They will inevitably be sold to anyone and everyone, making our community a land of mobile homes and potentially affecting existing residents' property value -- *including those who already live in the current mobile home park.*
3. I have talked to a friend and neighbour who is very knowledgeable in the area of community development in HRM as well as plumbing and sewage. After extensively looking over the planned sewage receptacles proposed by the developer, it is his opinion that they will not support the intended use, nor will they be able to filter out many contaminants that will inevitably end up overflowing into our lands and waterways. I should remind you that Lake Echo flows from our community, through Mineville and all the way to empty into the ocean at Lawrencetown. If this sewage project ever fails, many citizens as well as wildlife in and around these waterways will be negatively affected.

It is with these thoughts in mind that I plead to you to vote against this development in our community. We have submitted a petition against this development which I believe shows the majority of the community feels this development has no place in Lake Echo. We DO need to think of our aging and senior citizens, but this project does nothing to address these concerns as the proponent would have you believe. I, as a member of *Concerned Citizens of Lake Echo*, will work with my fellow community members to consider proposals for retirement aged people that make a *real difference* to people in this age group, and not just serve to line the pockets of greedy developers and investors who **DO NOT LIVE IN THIS COMMUNITY.**

I would like to thank you in advance for consideration of my correspondence and your support in this matter,

Ian Ayles

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✓ Councillors Meeting: Regional Council

✓ Mayor

✓ CAO Date: June 23, 2009

✓ DCAOs

✓ Solicitor Item No. 11.1.5

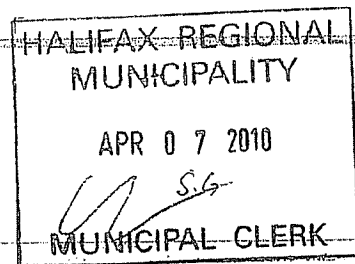
✓ Communications

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

A. French, P. Dunphy

April Guy - HRM Case 1278 - Lake Echo - More Trailer Parks?

From: "Sean Cassidy"
To:
Date: 05/04/2010 9:02 PM
Subject: HRM Case 1278 - Lake Echo - More Trailer Parks?



Dear Councillor,

Please help the community of Lake Echo defeat the creation of a new Mobile Home Park Development in our community (HRM Case 1278).

Planning Strategy? What Planning Strategy?

The Municipal Planning Strategy (MPS) for Lake Echo states:

"At the present time the park [Wonderland Trailer Park] accounts for approximately twenty-two per cent of the dwellings in the community [Lake Echo] 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."

And:

"There is a strong feeling in the community that any permitted expansion should be in proportion to the overall growth of the community. Park expansion is relatively rapid compared with the type of residential development historically experienced in the area over the past ten years."

If these statements are part of the HRM planning strategy for our community, why wouldn't the entire community be consulted regarding a change to the strategy (instead of a small number of invited residents who were "notified" of the proposed Mobile Home development at a "public" meeting on July 29, 2009)?

Environmental Concern: Surface Water Quality

The Municipal Planning Strategy makes numerous references to the sensitivity of the Lake Echo watershed:

"Although there are isolated problems elsewhere with both water quality and septic system malfunctions, Lake Echo is the only community that is facing potentially serious problems at the present time."

It also makes reference to periodic failures of the septic systems in the existing Mobile Home Park. Although technologies may have improved for on-site treatment of sewage, a clearer understanding of the environmental threats to our community is needed before even considering approval of a high-density housing development. I would suggest that a formal Environmental Impact Assessment should be required for this project, or better yet: complete an Environmental Assessment of the Lake Echo watershed to help us all determine: 1) what the existing threats and sensitivities are, and 2) where responsible development can occur [considering constraints such as: existing housing densities, groundwater capacity, surface water quality, etc.].

Environmental Concern: Water Supply

Many homeowners in the community have tenuous water supplies. The drilled wells are deep and cannot handle sustained pumping, particularly in the summer months. Additional withdrawal of groundwater in a high-density development would add undue stresses to the aquifer. For this reason alone, development or expansion of the mobile home park needs to be severely limited. Any development that proceeds must guarantee that the water quality and quantity of our supply wells will not be compromised.

Closing Plea

Clearly, the existing Mobile Home Park is an integral part of our community. However it is not the vision of our community to become disproportionately composed of Mobile Homes – as is clearly stated in the MPS. Any changes to the vision of a community should be made at the community level, with input from all stakeholders – not just developers or tax collectors. Why have our elected and municipal officials not made the entire community aware of this substantial alteration to Lake Echo? And why have they not put more thought into responsible planning and development?

I request that this development proposal be denied for the time being. Let the community reflect and arrive at our own vision for how it should be developed. Commission an environmental assessment of the Lake Echo watershed to create a responsible development plan for the community. And in the meantime, keep to the Municipal Planning Strategy that is already in place.

Thank you.

Sean Cassidy --

Lake Echo

Ps. I raised these concerns with the HRM planner (Darrell Joudrey) and my own councillor (David Hendsbee) in an email dated March 9, 2010, but have received no response to date. Please help us in any way you can.

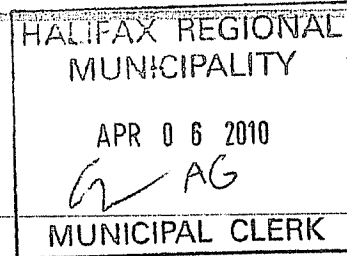
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 ✓ Communications
 ✓ Other J. Church, D. Joudrey, K. Denty,
 A. French, P. Dunphy

April Guy - Concerned Citizens of Lake Echo

From: "David Leverman"
To:
Date: 04/04/2010 3:05 PM
Subject: Concerned Citizens of Lake Echo



Dear Linda Mosher,

As a member of Citizens for Responsible Development in Lake Echo. I am deeply concerned about the re-zoning application to allow an additional 300+ mobile homes to be constructed on lands owned by Mountainview Mobile Home Park Ltd.

My concerns are the lack of environmental impact studies done to ensure that the waterways flowing into Lake Echo do not carry effluents that will permanently pollute our beautiful lakes and rivers

Also, as a 34 year resident of Lake Echo, I am concerned about the ratio of mobile homes to single family homes and the effect this will have on the home values in our community. As well as the impact on Fire and Police Services and the additional stress on our school system

I am protesting this application for re-zoning and ask that you and your fellow members of Halifax Regional Council reject this application.

Thank you for taking the time to read my letter and addressing my concerns.

Regards,

David A Leverman

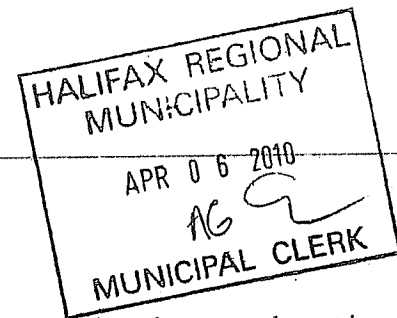
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- ✓ Communications
- ✓ Other J. Church, D. Joudrey, K. Denty,
A. French, P. Dunphy

April Guy - HRM Case 01278 Rezoning Amendment Application

From: James Reid
To:
Date: 04/04/2010 9:01 PM
Subject: HRM Case 01278 Rezoning Amendment Application



Dear Councillor Mosher,

I am writing this letter because I am very displeased with the recent proposed zoning amendment in Lake Echo, HRM Case 01278 Planning Districts 8 and 9, amendments to the Municipal Planning Strategy and Land Use Bylaw, moved by Deputy Mayor David Hendsbee to Council on behalf the developer Mountainview Mobile Home Park Ltd (<http://www.halifax.ca/council/documents/c090120.pdf>). I am also offended in the seemingly undemocratic manner in which this process has been publicised, developed to minimize the input of the citizens of Lake Echo in such an important decision. This claim is substantiated by the distribution of the first PIM notification that was limited to 500 feet of the proposed development area which is located in a mostly wooded non-developed area. There was also the very strong impression during the PIM meetings from HRM Planning Staff that this development would be proceeding regardless, it was just a matter of "dealing with the concerns that we as residents might have" in coming up with the inescapable development agreement surely to follow.

(<http://www.halifax.ca/planning/documents/Case01278PIMMinutes2.pdf>)

The concerns we have are many:

1) the existing MPS and LUB documents that Lake Echo is a fragile ecosystem (<http://lakes.chebucto.org/WATERSHEDS/MEDIA/media.html#moar>) that is already subjected to levels of pollution it cannot handle. More high density housing will not make this situation better, it will only make it worse. Amending the MPS and LUB to allow the development of this project and thereby endanger our recreational waters, and ground water domestic drinking resource is not a sustainable nor environmentally acceptable option to me nor is it acceptable to over 500 residents that we have canvassed. Increased demands on the groundwater with seven new proposed wells for domestic water consumption and the increased demands on the soils to handle the increased nutrients, pharmaceuticals, in the discharged effluent of a high density development is not sustainable. There are presently homes in the community that have water shortages and there are residents in the existing trailer park who use bottled water as there is an existing distrust of that water provided. Amending the MPS and LUB to allow this project at the expense of the environment is not an option!

2) The information with regards to the numbers of new mobile homes that are being proposed for this project based on new rezoning has been evasive, inaccurate and misleading (numbers have ranged from 250 upwards to whatever possible number 600+, that could be built on the approximately 585 acres of land if it was rezoned). This proposed precedent setting developer's vision of unlimited, unrestricted, high density, carte blanche development for the future of our community is so in opposition to the existing well-thought-out MPS and LUB for Lake Echo that I have trouble thinking that this project was ever tabled for serious consideration or discussion by council. Consequently, my confidence in our elected officials to responsibly do the bidding of the people of this community who elected them has been severely eroded. Many to whom I have

spoken share this view. The act of amending and thwarting the intention of the MPS and the LUB in order to allow developers to impose their will over the will of the people is not a vision shared by myself nor by the overwhelming majority of members of this community I have spoken to.

3) At the present time in Lake Echo, Mobile Homes represent approximately 22% of the homes in the community. This proposed project would increase that percentage to approximately 49%, altering the character of the community completely. Existing MPS and LUB recommend that such an increase is not desirable and furthermore that any proposed increase in mobile homes should be in proportion to the growth of other existing types of housing within the community. Amending the zoning in order to increase the percentage of mobile homes is not an option!

4) The resale value of homes in the community of Lake Echo will decrease if the MPS and LUB are amended. A loss to this value is not in the best interests of either home/land owners or mobile home owners as their properties represent their lifetime built up equity, their effort and hard work put into their properties over decades. Nor is a the reduced market value/reduced tax base in the years to come in the long term interest to the municipality. The proposed amendments to the MPS and LUB that would allow this development is not the route in the long term to take to increase the tax base in this community. Mobile homes do not increase in value in the way a traditional home on it's own land does, mobile homes depreciate in value over time. This project will not attract a greater tax base to this area in the form of new residential construction as it has in the last ten years in the Mineville area for example, to the contrary this development will detract newcomers and the building of low density housing units more suitable to the geology of the area. The reduction of our home values is not an acceptable option for home/land owners nor will it be acceptable to existing mobile home owners whose older homes will lose value if newer mobile homes in the numbers projected became available in the immediate area.

Thank you for your consideration in reviewing these concerns. I ask you for your support and urge you not to allow the proposed amendments to the MPS and LUB in Lake Echo to proceed. I strongly urge you to refuse the application of Mountainview Mobile Home Park Ltd, and their proposal to change the zoning of this sensitive area. I ask you and the other councillors to initiate a motion to immediately reject the application for case 01278 and bring this unwanted development idea to an end.

Sincerely,

James Reid

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MUNICIPAL CLERK

From: Holly MacNevin ·
To: Darrell Joudrey <joudred@halifax.ca>
Date: 09/03/2010 4:59 pm
Subject: Proposed mobile home park in Lake Echo

CC: Keith Colwell <colwelkw@gov.ns.ca>, David Hendsbee <david@hendsbee ns.ca>
Dear Mr. Joudrey,

I am writing to you to express my concern regarding the proposed Mobile Home Park Development in Lake Echo (Case 1278). I have been a resident of Lake Echo for 21 years, have raised 2 children here, and live at 129 River Drive.

I have strong reservations for the proposed development and it's possible impact on our small community. As I stated at the last public information meeting, traffic issues are one of my primary concerns. The proposed development will mean that, according to a study completed by the municipality that was referred to at the last meeting, a minimum of 150 additional cars can be expected to pass through the intersection of Sunrise Dr., Circle Dr., and River Dr., every morning and every night. This intersection is currently the location of 2 ball fields, a playground and a school bus drop off and pick up point for many school children. This intersection is already unsafe, very poorly designed, and confusing in its construction. Without a major overhaul of the entire intersection, the idea of increasing traffic to this extent would be an act of outright negligence on the part of the municipality. The fact that a traffic study has already been completed at the corner of Circle Dr. and Highway 7, as was stated at the last PIM, has absolutely no relevance to the traffic flow at the ball field.

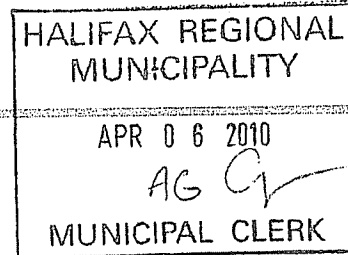
I also have serious concerns re: the water table, and changes that may occur to both the quality and the quantity of drinking water for residents in this area. Many residents in this area already have problems with their water supply, especially in the summer months. A development that will see an increase of 350+ homes /in a high density housing situation such as this/ can only have a negative impact on the water supply of already existing residences.

My third concern is for the overall character of this lovely community. Most of the people who live here in Lake Echo have been here for many years; it is an absolutely beautiful and beloved corner of the world. The existing Mobile Home Park comprises 22% of the total residences. It is an integral part of this community. If the new development is given the go ahead, however, then almost 50% of the population of this community will reside in mobile home parks. I cannot believe that this is a healthy ratio for any community to sustain.

I would request that this development proposal be denied for the time being.

Sincerely,
Holly MacNevin

April Guy - Councillor Moshér, Lake Echo needs your help



From: Michel Gaudreau
 To:
 Date: 31/03/2010 8:42 PM
 Subject: Councillor Mosher, Lake Echo needs your help

Michel Gaudreau

Dear Councillor Mosher,

As a resident of Lake Echo I am extremely concerned about an application made by Mountainview Mobile Home Park Ltd. to amend the MPS and LUB that would see the creation of a new mobile home park in Lake Echo. This application if permitted to proceed is not only against the wishes of the community, it defies all logic in regards to environmental stewardship and preserving the community character of Lake Echo.

I am writing to you today in the hopes that this letter will encourage you to become interested in this case and will ultimately lead to your support within Regional Council to defeat this application.

I am very displeased at many aspects of the methods and processes used to promote this application to date. You may recall that in January 2009, a motion was introduced during a regular Council meeting requesting that staff initiate the planning process for the creation of a new mobile home park in Lake Echo. (<http://www.halifax.ca/council/documents/c090120.pdf>) This motion was thankfully defeated but most importantly it demonstrated a desire to promote this development with minimal public input and without concern for the residents of our community. This claim is further amplified by the distribution of the first PIM notification that was limited to 500 feet of the proposed development area which is located in a mostly wooded non-developed area. The notification was essentially limited to very few residents of the community with the barely concealable intent of minimizing any opposition to this application. Planning staff appear to have adopted the position that NO to this application is not an option. Staff responsible for this file openly said during a PIM that they "wanted to receive feedback on under what policy conditions the residents would accept a new mobile home park." (<http://www.halifax.ca/planning/documents/Case01278PIMMinutes2.pdf>) This is all very disturbing given that a substantial quantity of information both internal and external is readily available to Planning Services to help them in making sound recommendations. Among some of the key external studies conducted by independent experts for HRM are:

- Water Resource Management Study by Dillon Consulting Ltd, report 00-8382-9000, dated Dec 2002. (http://www.halifax.ca/environment/documents/wrms_report.pdf)
- Options for On-Site & Small Scale Wastewater Management by Land Design Engineering Services dated Mar 2005. (http://www.halifax.ca/regionalplanning/publications/documents/HRM_Small_Scale_Report.pdf)

It boggles the mind that reports such as these, which were produced with the intent of providing environmental vision, and guidelines for HRM are either being negated or ignored.

I have actively participated in the 152 member strong organisation "Citizens for Responsible Development in Lake Echo". The group has tried everything within the available HRM resources and has attempted to bring to the attention of our elected and non-elected officials the concerns of the community, some of which are:

- Environmental concerns about the proposed in-ground sewage system that cannot remove many chemicals including phosphates, phosphorous and medical waste that will leach into the surrounding waters.
- The effects on community character when a 1 to 1 ratio of mobile home to other types of housing is established in our community.
- The effects on home re-sale values if this type of development is permitted.
- The infrastructure or lack of it to accommodate hundreds of new mobile homes.
- Various conflicting claims by the developer in regards to the true numbers of mobile homes that would be developed if the project proceeds.
- Claims by the developer that a new mobile home park that will have restrictive occupation based on age, and most recently claims that potential residents will be screened to ensure that they are over 50 or 55 years of age.

The recently published results of the 2010 Citizens survey clearly indicated that many residents of HRM feel that their voices are not being heard or reflected in Council decisions. I can now see why this happens. Citizens such as myself find ourselves fighting the very elected and non-elected officials that for whatever reason have decided that the visions of the accepted and current Municipal Planning Strategy can be ignored to satisfy the financial greed of developers. The current application does absolutely nothing that brings any type of benefit to the residents of Lake Echo or to the community. I am also at a loss to calculate how such a project would benefit HRM given the limited tax base created and the well-documented environmental risks and danger to our limited water supplies. I can only suggest this could potentially become another scenario very similar to recent events in the Beaver Bank subdivisions of Monarch Estates and Rivendale.

Environment Canada's soon to be released "Wastewater Systems Effluent Regulations" has a very distinct probability of mandating the operators of the current mobile home park in Lake Echo to improve the current park's wastewater effluent quality. Our lake is extremely fragile and has already been identified as one of the most polluted in HRM. (<http://lakes.chebucto.org/WATERSHEDS/MEDIA/media.html#moar>) It would be a travesty to allow the septic effluent of hundreds of new mobile homes to offset any potential future improvement to the quality of Lake Echo.

Very shortly a petition completed in our community will be presented to Regional Council. The results are overwhelmingly in favor of rejecting the application by Mountainview Mobile Home Park Ltd. I would suspect that the regular or normal council procedures would see the petition sent to staff for further review or worse, have all of the work and effort of the community sent to become part of the file for case 01278. The prospect of having the community's efforts sent back to staff will only re-circulate the same points that have already been ignored or minimized. The apparent ultimate outcome is that staff cannot make decisions and will only ever transfer the responsibilities of rejections or approvals directly back to Council. You would be very much serving HRM and the community of Lake Echo if yourself and other members of Council made a motion to immediately reject the application for case 01278 and bring this unwanted development idea to an end.

The prospects of having to once again bring my concerns to Community Council or have to present to Regional Council only amplify the perception that developers have the clout or influence to do whatever they want regardless of what is the ethically or morally right thing to do. As the efforts to bring reason into this process increase so does the realization that the little guy is in direct competition with the money and influence of developers.

This contents and intent of this entire letter could be summarized by saying that this MPS amendment application contradicts the very core values that the people of HRM envisioned during the consultation process resulting in the 2006 regional plan; these are: The environmental impacts of current and future land development patterns; adequacy of land use regulations to protect community character and adequacy of infrastructure and services in rural areas. Unfortunately, this seemingly simplistic approach to decision making has to date fallen on deaf ears.

Councillor Mosher, I am openly soliciting your assistance in stopping this application and would be more than happy to meet and discuss this case in person with you if required.

I thank you very much for taking the time to review my concerns and thank you for serving HRM and our community.

Michel Gaudreau

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

April Guy - Petition against Case 01278 New Mobile Home Park Lake Echo

From: Michel Gaudreau
To: , ""Steve Streach"" ,,,,,,,,,,,,,,,,,,,,,,,,,,,,,, ""David Hendsbee""
Date: 01/04/2010 9:27 PM
Subject: Petition against Case 01278 New Mobile Home Park Lake Echo
CC:
Attachments:

HALIFAX REGIONAL
MUNICIPALITY
APR 06 2010
AG
MUNICIPAL CLERK

Dear Mr Mayor and Council members,

Please find attached a copy of the petition delivered to the Municipal Clerk on Wednesday 31 March 2010. Petition names and sheets have been removed to protect personal information but are included in the original document to be presented at the next Regional Council meeting. It is hoped that you will consider this as further evidence that this application should not proceed any further than it already has, and that you will support me and the "Citizens for Responsible Development in Lake Echo" in stopping this monstrosity as quickly as possible.

Your support is greatly appreciated.

Michel Gaudreau

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

Michel Gaudreau

March 24, 2010

David Hendsbee
Councillor District 3
Halifax Regional Municipality
PO Box 1749
Halifax, NS
B3J 3A5

Dear Councillor Hendsbee:

Citizens for Responsible Development in Lake Echo is submitting the enclosed petition for consideration by Halifax Regional Council. We request that the petition be presented to Regional Council on our behalf and that a response or report be provided before any further consideration is given to HRM case 01278: Amendments to Planning Districts 8 & 9 Municipal Planning Strategy and Land Use By-law, Lake Echo.

The information gathered during the petition process indicates that there is very strong opposition to amending the Municipal Planning Strategy to allow the creation of a new mobile home park in Lake Echo. Support to reject the application by Mountainview Mobile Home Park Limited is at 84% of petition respondents while support for the application is at less than 7% of petition respondents. This indicates that a large majority of our community is sending a clear message to Halifax Regional Council that this application should not be given any further consideration and should be immediately rejected.

We look forward to Regional Council addressing the concerns of the residents of Lake Echo.

Thank you for your continued support.

Sincerely,



Michel Gaudreau

Enclosures:

- 1- Information Sheet
- 2- Petition Sheets

Enclosure 1 Information Sheet:

Title: Petition against HRM case 01278. New mobile home park Lake Echo.

Purpose: The purpose of this petition is to make Regional Council aware that the community of Lake Echo is in opposition to a proposal by Mountainview Mobile Home Park Limited to request amendments to the MPS and LUB that would permit the creation of a new mobile home park in our community in addition to and immediately adjacent to the current Wonderland mobile home park.

Remedy Sought: We request that Regional Council take into consideration the concerns of the community and immediately reject the application to amend the MPS and LUB. The application if approved contradicts the very core concerns that the people of HRM embraced during the consultation process resulting in the regional plan currently in force. These core concerns are: The environmental impacts of current and future land development patterns; adequacy of land use regulations to protect community character and adequacy of infrastructure and services in rural areas.

Petition dates: The petition was started on 07 March 2010 and ended on 24 March 2010.

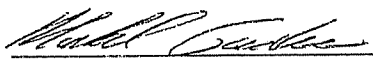
Organizer Information: Michel Gaudreau

For: Citizens for Responsible Development in Lake Echo

Statistical data Collected:

The table below is a summary of the statistical data gathered by petitioners during the course of this petition. The results clearly show that even if a certain margin of error is factored in to account for 100% of the homes in the community; the results are overwhelmingly against this MPS and LUB amendment application.

	Homes Visited	For Petition	Against Petition	Undecided	Not Home/Empty
Totals	593	378	30	42	143
Respondent Percentage	100.0%	84.0%	6.7%	9.3%	
Absolute Percentage	100.0%	63.7%	5.1%	7.1%	24.1%


Michel Gaudreau

Enclosure 2 Petition Sheets:

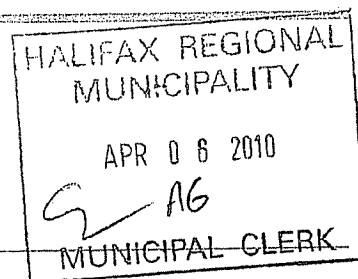
Total Signatories: 549 Concerned Citizens

Total Petition Sheets: 50 Sheets

PETITION SHEETS NOT INCLUDED TO PROTECT PERSONAL INFORMATION.

April Guy - Requesting Your Support to Avert An Environmental Crisis

From: Randy and Pearle Price
To:
Date: 02/04/2010 10:33 PM
Subject: Requesting Your Support to Avert An Environmental Crisis
CC:



Councillor Mosher

I am writing as a concerned citizen to request your support in protecting Lake Echo and its environs. At this time, the lake is under threat from a developer who is attempting to have the Land Use Bylaw and Municipal Planning Strategy amended to allow him to construct a Mobile Home park on land at the head of the lake. His application is currently being staffed by HRM Planning despite multiple studies that warn against such development for solid environmental reasons.

The details of the application are at the following link:
<http://www.halifax.ca/planning/Case01278Details.html>

The relevant section of the Municipal Planning Strategy is at the following Link:
http://www.halifax.ca/planning/documents/PlanningDistrict8and9_MPS.pdf

The concern expressed in the MPS is as follows, *"The problems experienced with the quality of water in the lakes have been described in Section II. While the major and immediate problem has been rectified, it is questionable whether or not the soil capability of the lands surrounding the lakes can support high density residential development without permanent damage to the receiving waters. Provincial health regulations are generally considered as providing adequate long term environmental protection from low density residential development but not a sufficient long term guarantee against high density developments serviced by either central or onsite systems. For these reasons, high density residential development including new mobile home parks and multiple unit dwellings is not supported within the Designation."*

Further to this, the MPS points out that *"Both mobile home park systems have malfunctioned in recent years and in both cases the problem was traced to improper operation or maintenance of the treatment plant. As the malfunctions resulted in bacteriological pollution of parts of major lakes, there has consequently been widespread concern about both the reliability of existing systems and the possible introduction of new ones. These concerns are founded on the potential negative effects to the natural environment and to potable water supplies."*

The MPS is supported in numerous studies over the years, one of the more detailed appears to be a 2005 report that follows at link:

http://www.halifax.ca/regionalplanning/publications/documents/HRM_Small_Scale_Report.pdf

This review analyses the bedrock, soil, and groundwater of HRM and designates areas according to their ability to withstand future development. It is instructive that the map 5, Settlement Form Capability, shows the bulk of the area the developer wishes to have rezoned has being designated as Rural Resource Area, (Individual onsite septic, no communal systems) because of the inability of the environment to survive development. The same study notes on page 47 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 surface runoff with effluent could occur which would "represent a public health risk."

While I find it somewhat incredulous that development would even be considered when contrary to the MPS and LUB, and in the face of proven environmental concerns, this has apparently been an ongoing problem in HRM. According to the above report, *"The past twenty years of development in the municipalities that now make up the HRM can be described as a cat and mouse game between developers and the planning and engineering departments. The Planning and engineering departments made rules that were intended to control development and realize their vision of a good community, and developers found ways to work around these rules and still make money."*

That said, in this case it appears that the planning staff have either been coerced or convinced to support this development despite the fact that it is contrary to environmental guidelines, the LUB, the MPS, overwhelming public opinion in Lake Echo, and good sense. As can be seen in the minutes of the first Public Information Meeting held at Lake Echo, <http://www.halifax.ca/planning/documents/Case01278PIMMinutes1.pdf>

the Planning staff *"are of the opinion that the MPS may be amended to support new mobile home park development because of the changes in on-site wastewater treatment technology that no longer discharges treated effluent to receiving waters."* This opinion persists despite the fact that the detailed study 03-134 (above) by an independent professional firm analyzes the technology in question and finds it a risk to public health. I note that neither the developer, his "expert consultants", nor the HRM staff in question live in Lake Echo, nor will any of them be impacted significantly if the lake and its environs are degraded as a result of this initiative.

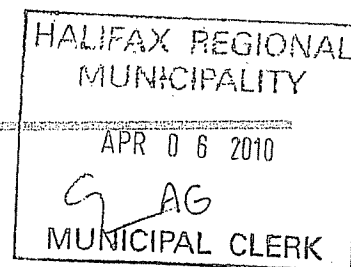
The Planning staff have since dropped all semblance of neutrality in this issue, as was shown in the second public meeting: <http://www.halifax.ca/planning/documents/Case01278PIMMinutes2.pdf> At that time the statement was made by the Planner that *"staff would like to receive feedback on under what policy conditions the residents could accept a new mobile home park"*. The point was raised that the residents were flatly opposed to the development, but that point appears to have been missed in the minutes – It was clear that the only flexibility the planners expressed was the mechanism chosen to make this development move forward. They view it as "a done deal".

Finally, at a time when the HRM is struggling to balance its books, I find it strange indeed that my tax dollars were requested to pay costs for the developer. According to the Jan 20, 2009, HRM Regional Council minutes, the motion was made that the costs for this initiative be borne by HRM. This, despite that fact that developers have always been expected to pay the full costs. It appears that at that meeting, some councillors advised they were not in agreement with the implications of the municipality picking up the initial charges, and that typically an Applicant would apply through staff, pay the fee and go through the proper process. There does not appear to be any additional information why that process was not to be followed in this case, and it does raise questions.

For the reasons cited, I would ask your support in defeating this environmentally risky initiative. Lake Echo is a beautiful, friendly community which will survive and prosper as envisioned by the Municipal Planning Strategy, as long as that vision is followed. We need to keep the environment and the community alive for the future, we cannot sacrifice them simply because a developer wishes to make a profit.

Thank you
Randy Price

April Guy - Lands of Lake Echo



From: hollyirving
To:
Date: 02/04/2010 5:28 AM
Subject: Lands of Lake Echo

April 2/2010

Dear Councillor Mosher

We are writing you because we have lost confidence in Councillor Hendsbee to represent us in Lake Echo.

Lake Echo is a small blue collar community on the outskirts of Dartmouth.. The lake dominates our landscape and our psyche.. Most of our children have belonged to Orenda Canoe Club, all, I daresay all have enjoyed our beach . The lake and the surrounding woods is why most of us have moved here. We treasure our Lake Echo ; it is the heart of our community .

The political actions to exclude the community , facial expressions and body language indicate Councillor Hendsbee will be recommending to you on HRM council the huge expansion of the lands of the Lake Echo Trailer park for development. We do not understand his recommendation for there are no advantages to the community of Lake Echo and a LOT of disadvantages.

Less than a year ago your/our own HRM Planning Department for a number of reasons recommended that there be no more development in the Lake Echo area .

At the first opportunity to renege on the HRM Planning Departments advice, our councillor has pushed for a expansion of a low cost " senior" housing development that could essentially double the population in Lake Echo. The development is being sold to HRM as a "retirement park" but there is no legal way the developer can limit the age of his leasees or sales. The number of units has grown dramatically from his first initial application.

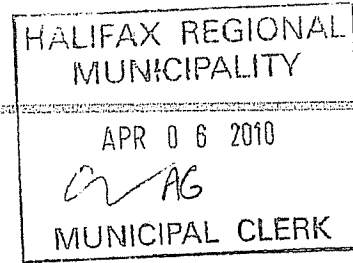
This undertaking and will be a catastrophic change to the demographics of the community from the present 25 % trailer park to 50%. Since the planning department recommended against further development in Lake Echo we can only assume there is no budget for added fire ,police, education, transportation and community services that this development would require. Most importantly There is nothing in the budget for monitoring and maintenance of the waters of Lake Echo .Without any planned services and support ; the social and environmental disaster is more than predictable.

Should this development be approved it begs the question of any value in the expense of having a HRM Planning Department.

There may be short term tax gain for HRM we predict long term pain
We beg of you to decline this application.

Sincerely
Holly Irving, Marina Devillano, Earl Clarke and Kira Wuss.

April Guy



From: Liz _
To:
Date: 02/04/2010 10:01 PM

To Mayor Kelly, District Councillors, Mr. MacNeil, Mr. Caldwell, Mr. Dexter, and Mr. Joudrey;

I am writing to you as a concerned citizen of the Lake Echo residential community in regard to the proposed amendment to the Municipal Planning Strategy by Mr. Paul Norwood. I am extremely disappointed that this proposal is even being considered, for several reasons, many of which have been previously stated by my neighbours and community members.

I am outraged that this proposal would be considered without eliciting feedback from the community being affected by this decision. I feel that we should not have to go on the offensive to the councillors and elected officials who are supposed to be serving the best interests of the people they represent. How could a decision as monumental as nearly doubling the population of a community be reached without consultation with the people who reside there currently? Since I was not asked, or even notified, of this situation before last month, I am strongly stating at this time that I am against the amendment that has been proposed.

I am also sickened to think of the negative effects that the proposed additional homes would have on our physical environment, and the strain that I, an ordinary and competent person, can clearly foresee would be placed on the quality of our lake and surrounding wooded areas. I believe we all learned in grade 3 science class about the cycle of life and delicate balance that needs to be maintained for a population to exist in a healthy environment. For the life of me, Mr. Nowood or anyone else will never be able to convince me that the septic effluent from an additional 300-500 homes will not impact the survivability of our lake, the natural balance of wildlife that depends on that lake, or the surrounding areas of land. To me, this is a "no-brainer". I can not understand how there could even be a discussion of how allowing this amendment could be of any benefit. (Except for a financial benefit to the developer, and those on his payroll)

I would like to also raise a concern about whether or not there have already been some sort of "back door" deals made before word of this reached the rest of the community. Driving up to the current mobile home park, one can clearly see that development of the land in question has already begun. Roads have already been created and heavy machinery is present as far as the eye can see. It would appear that Mr. Norwood either feels supremely confident that the amendment decision will be in his favour, or he has already been given a favourable impression by someone in power to make this decision. I am not accusing anyone of anything, but as an ordinary citizen driving by the land in question, I am VERY confused as to what is going on and why Mr. Norwood appears to be actively preparing to build before an official decision to the amendment is even reached. To date, I also believe that correspondence with Mr Keith Caldwell has fallen on deaf ears as he has not responded to the "Citizens for Responsible Development in Lake Echo" 's request for support, and we all are aware of his inability to judge matters of appropriate financial allocation as a political figure, as evidenced by his participation in the MLA spending scandal.
http://www.cbc.ca/canada/nova-scotia/story/2010/02/04/ns-mla-expense-claims.html

Most importantly, I do not understand why an amendment is being considered since the original Municipal Planning Strategy for this area was one that I am sure was not agreed upon overnight. It exists for a reason, after what I assume would have been careful examination and consideration for the best outcome of the land and the community that resides upon it. After reading the following, which is CRYSTAL CLEAR to me, why are we even having this discussion?

As stated in the Municipal Planning Strategy:

"At the present time the park [Wonderland Trailer Park] accounts for approximately twenty-two per cent 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."

Please understand that making an amendment to this planning strategy would have devastating effects on our community, despite what the developer and its supporters may claim. I am emphatically requesting that the amendment not be permitted, as the consequences otherwise would irreversibly and detrimentally change the integrity and bio-ecological quality of our community.

Thank you for your time.

Sincerely,
Elizabeth A. Craig

MUNICIPAL CLERKS OFFICE

Distributed to:

✓ Councillors Meeting: Regional Council

✓ Mayor

✓ CAO

Date: June 23, 2009

✓ DCAOs

✓ Solicitor

Item No. 11.1.5

✓ Communications

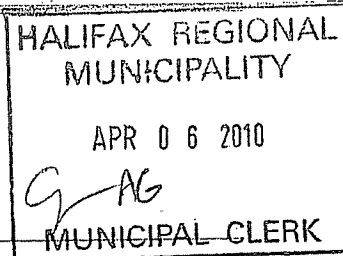
✓ Other J. Church, D. Joudrey, K. Denty,

A. French, P. Dunphy

Got a phone? [Get Hotmail & Messenger for mobile!](#)

April Guy - Fw: Emailing: Map of Proposed Rezoning Area in Lake Echo.jpg

From: Joan
To: , , , ,
Date: 31/03/2010 11:29 PM
Subject: Fw: Emailing: Map of Proposed Rezoning Area in Lake Echo.jpg
Attachments:



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

From: Joan
To: barry.dalrymple@halifax.ca
Sent: Wednesday, March 31, 2010 11:15 PM
Subject: Fw: Emailing: Map of Proposed Rezoning Area in Lake Echo.jpg

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

From:
Sent: Wednesday, March 31, 2010 10:59 PM
Subject: Emailing: Map of Proposed Rezoning Area in Lake Echo.jpg

Dear Mayor Kelly and Council Members;

This is a protest letter against the rezoning of an area of land consisting of 493 acres (approximately 1 sq. mile) in order to permit the development of a new mobile home park in Lake Echo.

The area is well defined by the attached map. However I would like to point out that waterways start near the Stanfield International Airport.

The concerns here are many; the polluting of the lake being paramount. Even if the sewage was guaranteed safe, which is questionable, if something happens similar to the City of Halifax episode, certainly it would scar the reputation of the lake to provide safe water for swimming.

The rezoning is to allow a developer (Mountain View Limited) to create a park of 350 units. This is to be adjacent to an established mobile home park of 325 units. Residential homes in Lake Echo number about 725 homes. I doubt that there is another situation in Canada where an imbalance such as this would occur.

The concentration of population in any one area always effects a number of things; schools, traffic, fire protection, policing and numerous unforeseen problems. There was an attempt by HRM to address the problem but it seemed to me their representation was very weak.

If this project was carried out in a normal manner, i.e., permits for approval and development obtained and all necessary criteria were assessed, then I doubt if the project would get favourable consideration. As it is now, the roads are built and plans are complete. I think this is a bit cavalier by the developer, Paul Norwood.

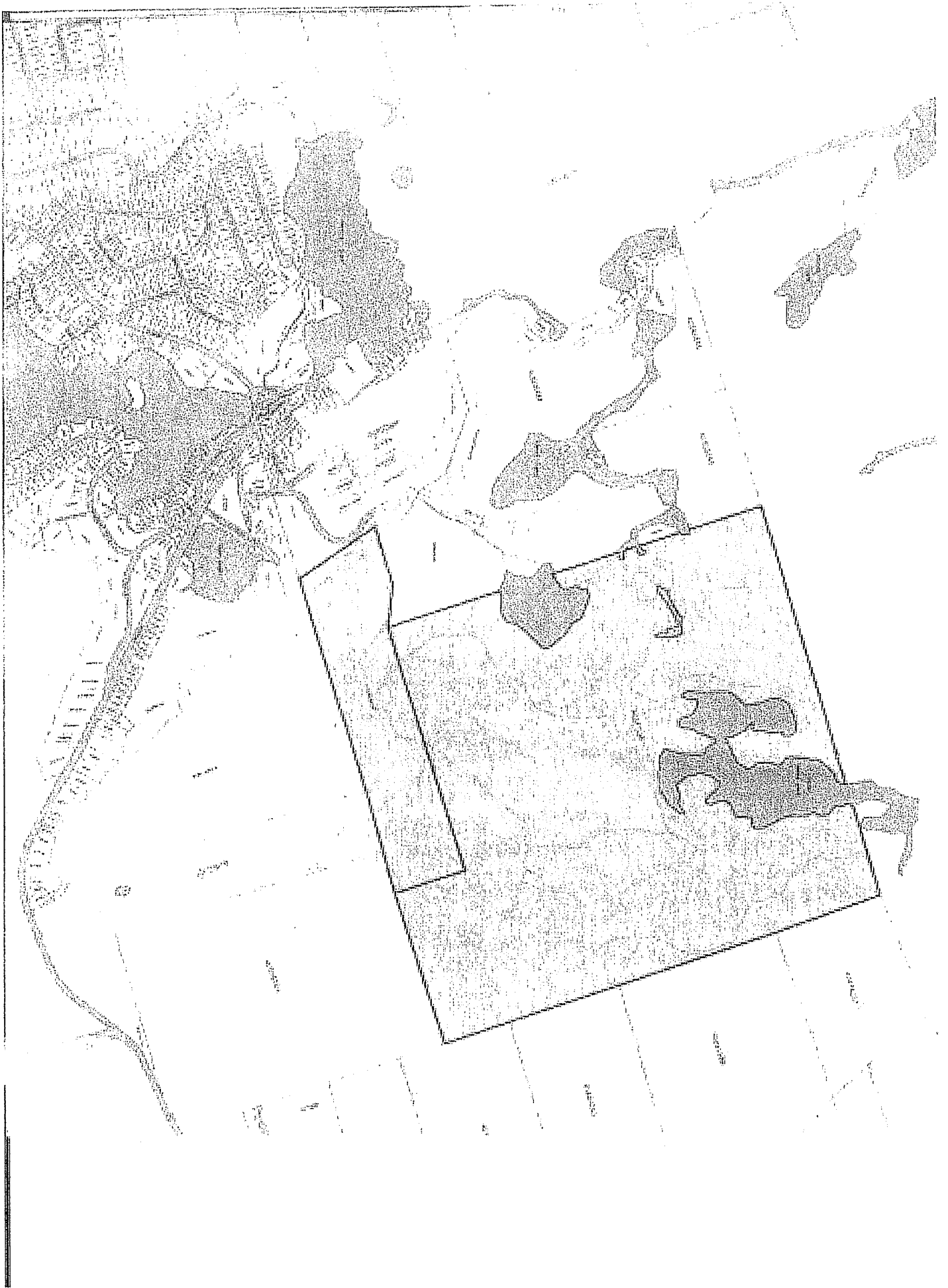
I speak for a large number of concerned people who think the uniqueness of The Village Of Lake Echo will be forever changed and that is not good.

Please do not consider this letter to be part of your garbage. Please do consider this letter an appeal by a community concerned in keeping a gross error from happening.

Malcolm Firth

The message is ready to be sent with the following file or link attachments:
Map of Proposed Rezoning Area in Lake Echo.jpg

Note: To protect against computer viruses, e-mail programs may prevent sending or receiving certain types of file attachments. Check your e-mail security settings to determine how attachments are handled.



April Guy - Lake Echo Development and HRM case 01278

From: Marc Baker
To: ,,,,,,,,,,,,,,,,,,,,,,
Date: 31/03/2010 9:31 PM
Subject: Lake Echo Development and HRM case 01278

LEFAX REGIONAL
MUNICIPALITY
APR 06 2010
AG
MUNICIPAL CLERK

Councillors and Municipal Staff,

My wife, daughter and I, are residents of Lake Echo, and have a home on the beautiful waterfrontage. I am exceptionally concerned about the proposed amendment to the Municipal Planning Strategy and addition of a mobile home park. There are many reasons I am concerned, the most significant of which is environmental. With the addition of 350 homes, there will be a significant increase in load on the local ecosystem. Despite utilization of new septic systems, these systems will do nothing for the screening of dissolved pharmaceuticals. My daughter will be swimming this summer in Lake Echo but this may be the last summer she is able to do this, if this project goes through. I do not want her ingesting any of the pharmaceuticals that will be making their way downstream and into the lake. This of course will be in addition to the significant amount of suspended solids septic runoff that are generated by 350+ new residents. The outflow from the proposed septic systems will be used to irrigate the local foliage. Further there has been NO discussion on impact of local runoff; pet feces, ice melting chemicals including salt, and many others.

Another reason for concern is basic infrastructure. Currently in Lake Echo, we have 2 convenience stores, 2 pizzarias, a medical clinic and a SMALL pharmacy. No groceries, or other services are available. What of the SIGNIFICANT increase in traffic. Highway 7 is a busy road now and with the addition of 350 homes, there will be a further burden on the roadways of Lake Echo. There is no planning to address this increased community burden. There is some discussion about a new firehall, however, I suspect this will depend on the outcome of this current case.

In addition to my concerns, I am also concerned about the impact on the community of having a ratio of 1:1 mobile homes to single family dwellings. This will surely have an impact on property values and public perception of our community.

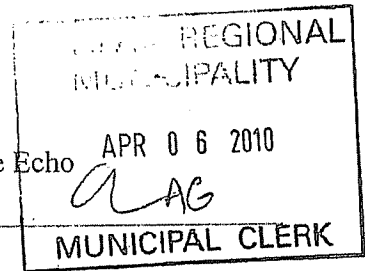
More than anything, I am exceptionally concerned about how this project is even being considered. Your collective integrity is under a microscope and I fear what sort of precedent is set if this project is greenlighted. My confidence in elected politicians is not very high as a result of ongoing scandals at all government levels. I hope that you will make the right decision in this matter and the decision that is in the BEST interest of Lake Echo's residents. I am all for development as are you, however, this development should be within the bounds of the CURRENT Municipal Planning Strategy.

Respectfully Submitted,

Dr. Marc Baker, DC, FCCRS(C)

April Guy - Fw: Update 5 Apr Citizens for Responsible Development in Lake Echo

From: john macfie
To:
Date: 06/04/2010 2:15 PM
Subject: Fw: Update 5 Apr Citizens for Responsible Development in Lake Echo
Attachments:



Dear Mayor Kelly and Counselors,

It is important that you realize the committee referred to by Mike is in by no means representative of the majority of residents of lake Echo. They went door to door soliciting signatures. Hats off to them for their efforts.

History shows that most successful rebellions were only supported by 1/3 of the population. The rebellion usually succeeded because of the apathy of the middle third - the undecided. As elected officials you know how important that undecided group can be.

The aging population of Lake Echo that wishes to remain in Lake Echo when they no longer can maintain the homes they are living in need an acceptable alternative. The proposed development appears to be an acceptable alternative. Other attempts to provide senior housing in the area ended up being removed because of bureaucratic red tape.

Yes there are questions that need to be answered but that homework assignment was given to HRM at a previous Public Information Session. Once these questions are answered maybe the undecided will go one way or the other.

A concerned senior living in Lake Echo.

John Macfie

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

From: Brenda Lee
To: Undisclosed-Recipient:
Sent: Tuesday, April 06, 2010 9:45 AM
Subject: Fw: Update 5 Apr Citizens for Responsible Development in Lake Echo

Not sure if I sent this as well, some may get it twice, but it has the addresses of the councillors on it, so it's a must. Also you can see what Mike Gaudreau is saying. I jsut want them to know he doesn't speak for 'the community'!

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

From: Michel Gaudreau
To: Michel Gaudreau
Sent: Monday, April 05, 2010 12:07 PM
Subject: Update 5 Apr Citizens for Responsible Development in Lake Echo

Group Members 179 Concerned Citizens,

Hello everyone, hope that everybody spent a beautiful Easter weekend.

First and foremost I would like to thank everybody who have sent emails or have called the Mayor and Councillors. I have had the pleasure of receiving copies of some of the correspondence that has been sent. These will remain confidential and are only being saved as reference material to gauge the efficiency of our campaign and to try to establish Councillor positions. These emails will never be distributed or used without the consent of the originators. The quality and contents of these emails are simply outstanding. Anyone who has read them, simply cannot ignore the arguments that have been forwarded. I have received confirmation from approximately a dozen members of our group that they have written. I am hoping that many of you have either, not let us know that you have written or will be sending something out today. It is crucial that Regional Council and David Hendsbee understand that this is not the work of a few individuals but the feelings of the whole group that this MPS and LUB amendment proposal will not be permitted in Lake Echo. For those that want an easier listing for emails here it is:

Emails of Mayor and Councillors:

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

Email of Planning Officer:

Joudred@halifax.ca

The Petition was delivered to the Municipal Clerk at City Hall on the 31st march for presentation to Council likely on Tuesday the 6th of Apr. I had asked our Councillor on the 26th of March to meet with me in order to give him the petition, naturally he did not reply. It was not until the 30th after I withdrew my request to meet with him that he finally wrote back and suggested that we present the petition to Community Council during the meeting held on the 1st of Apr. In my opinion David Hendsbee was hoping that our limited knowledge or council administrative procedures would have led to us submitting the petition at community council. Had we done this he could have then said that by submitting to community council there was no need or requirement to bring to Regional Council. I had expected him to try this and that is why I opted to personally deliver at City hall on the 31st. The petition should be read by the Municipal Clerk and, if read in its entirety could be somewhat embarrassing to our Councillor. The televised portion of the Regional Council meeting is scheduled for 6 or 6:30 on Tuesdays on Eastlink Television on channel 10. It is about as exciting as watching paint dry but could once again see our councillor make some type of biased comment towards the developer or say something to minimize our credibility. The petition has also been forwarded to our MLA and our MP.

I have received information from varying sources that are putting our Councillors integrity into question. I am certainly not going to agree or disagree with the comments nor am I going to openly publish or distribute the various information received. I can however let you know that I am gathering whatever information is being provided and if it is determined that a formal complaint to an HRM Solicitor will further our cause; it should seriously be considered.

Finally, I am attaching a copy of the second and hopefully final draft of the community letter. We received lots of feedback and many suggestions for change. Most importantly the bullet relating to the retirement village was removed because some felt that it could be misinterpreted and possibly lead to discord about the needs for Seniors Housing in Lake Echo. It was hard to get all of the suggestions into a single page and hopefully the letter

attached is a suitable compromise for all. If you could please provide feedback as quickly as possible we will move onto getting it printed.

ONCE AGAIN THANK YOU VERY MUCH TO EVERYBODY. I AM EXTREMELY CONFIDENT THAT THIS PROJECT WILL NOT GO AHEAD, IT IS JUST WRONG AND AGAINST THE WISHES OF THE COMMUNITY. KEEP UP THE PRESSURE ON HRM ELECTED OFFICIALS AND STAFF.

Mike

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 5pm to 7pm on April XX and XX.

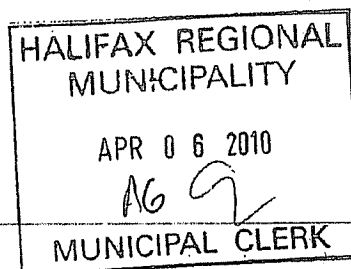
We look forward to meeting you!

Sincerely,

Citizens for Responsible Development in Lake Echo

April Guy - MPS and LUB Ammendment Lake Echo

From: peter duncan
To:
Date: 05/04/2010 3:40 PM
Subject: MPS and LUB Ammendment Lake Echo
CC: Michel Gaudreau



Dear Mayor Kelly and Councilors,

I am sure you are 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.

As a citizen of Lake Echo, I am concerned about these changes. On top of the issues of the health of Lake Echo, resale value of my property, and potentially higher taxes to name a few, there are some other concerns.

Personally speaking, I am very concerned that the water treatment plan does nothing about pharmaceuticals or other water soluble substances. This cannot be good for the Lake Echo, the people living here, or the creatures in the natural surroundings (esp. the protected wilderness area on the border of this potential mobile home park.


Also, I moved to Lake Echo because it is a small community where neighbours know neighbours and the traffic on Highway 7 (on which I live) is light. Highway 7 is the only way in and out of Lake Echo and I certainly don't want the noise or inconvenience of all that extra traffic.

I thought Halifax was trying to revitalize the downtown core. How do you expect people to move downtown when every fast moving talker with a new land development project is being approved? Also, if they are trying to attract people who are 50+, what is here for them? We have no grocery stores or gas stations, it is a fair distance to a hospital, and our community center mostly holds exercise classes and events by the Lions Club. There are no painting classes, quilting, model building groups etc ever offered. I would think that there would be more amenities and hobby groups in the city.

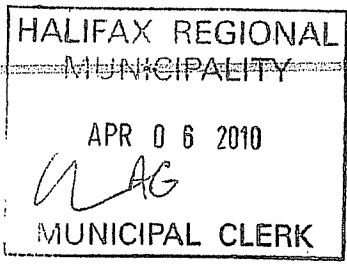
I just cannot see where several hundred mobile homes will help our community.

I hope that you will give this subject your thorough attention when it comes before you.

Thank you for taking the time to read my concerns,
Sarah Duncan,
Citizen of Lake Echo

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April Guy - Lake Echo 50+ Mobile Home Park



From: "Brenda Lee"
 To: ,,,"David Hendsbee",,,,,,,,,,,,,,,,,,
 Date: 05/04/2010 3:06 PM
 Subject: Lake Echo 50+ Mobile Home Park
 CC:

To Whom It May Concern,

I have live in Lake Echo for 60 years and, I must say after listening to all of the experts' that have been called out here for community meetings, I would like it to be known that myself and my husband, would be ecstatic to see a Senior's Park built. We are reaching the age where we are not going to be able to stay in our home for too much longer and I would love to be able (&proud to own) a mobile home in the park that Paul Norwood has visions for.

Also, if I went door to door, I'm sure I could get more signatures in favour of the park than this group has against it. (I know some on the petition who wished they hadn't been polite and signed it) I think all concerns were answered at the meetings and that this group would be a great 'watch dog' to see that things were done the way Mr. Norwood says they will be done. We certainly don't want to split our community into a 'for and against', thus making hard feelings out of neighbours and friends.

It's time that Lake Echo allowed growth that is so essential for getting anything in our community. We have lost so much because we will not grow (gas stations and small businesses who simply can't make it) and I fail to see what the argument would be against this park, if all of the experts who attended the meetings, guarantee the safety, most importantly, of the sewer systems, which seems to be the biggest reason for not allowing this to continue. I cannot see the Department of Environment allowing this, if there were any worries of sewer leeching into the lake.

Please consider our family to be very much in favour of Mr. Norwood's Mobile Park plans and, though the opposing group is much more vocal, they are **not** speaking for the majority of people of the community and this project is **not** against the wishes of the community. (Not all, at any rate, and I cannot and would not, speak for 'the community'.)

Thanks, in advance, for listening to my arguments.

Respectfully,

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

April Guy - Fw: mini home park

From: gunther faber
To:
Date: 07/04/2010 8:14 PM
Subject: Fw: mini home park

HALIFAX REGIONAL
MUNICIPALITY
APR 13 2010
S.B. Ch
MUNICIPAL CLERK

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

From: gunther faber
To: kellyp@halifax.ca
Sent: Wednesday, April 07, 2010 8:02 PM
Subject: mini home park

as a resident of lake echo since 1956 i am writing this note to you in hope that you will be in favor of the proposed seniors mini home park for lake echo re developer paul norwood.having worked in developements in lake echo for a number of years and with the norwood family i can only say good things will come from this project for all to enjoy paul norwood is an honorable man and i hope you will give him youre support as i do and hope that this project gets approval soon. lake echo needs this project and more so all can enjoy the benefits.

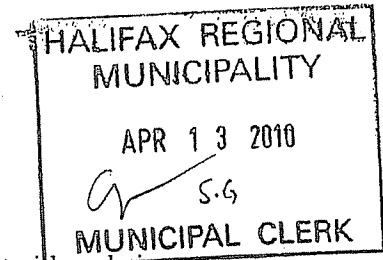
i hope you will be in favour as i am.

respectfully
gunther h. faber
linda a.l. faber

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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



Dear Councillor(s):

We are writing to you regarding the proposed mobile home retirement village being developed in Lake Echo. My understanding is that some members of the community are opposed to this project and therefore have probably written to you regarding their opposition. We are writing to you to express our support for this project.

Our family has resided in Lake Echo for over 50 years and have watched as well as participated in the development of the community over the years. We feel that the proposed retirement village is a wonderful idea and the developer has our full support. It is important to us that we support our elders as we will be in the same position someday.

It is also important for us as a community to support local business such as Mountainview Mobile Home Park. We would much rather see a local business develop this land than have it sold to a large company that knows nothing about the area or the people who reside here. The developer was raised in this area and still resides here. He knows the concerns and needs of the area and is attempting to improve our community for the young and old by developing a retirement village as well as hiking trails and a sports field.

A retirement village will provide seniors with an affordable housing option. Many seniors are unable to perform the tasks such as taking care of a yard and would like to downsize. Some can not walk up and down stairs and others travel, so they do not have the need for a large home. A retirement village would also provide seniors with companionship. It would give seniors a chance to meet other seniors who have common interests and hobbies.

We are aware that a community group has been formed who are opposed to this development. This committee has taken it upon themselves to visit homes within Lake Echo asking residents to sign a petition against the rezoning of the land so that the development can not take place. Of the five homes represented by the names on this letter, only one of us was approached by the opposition group with the petition. A background information sheet was provided indicating that this project would cause damage to the lakes. It also brought up concerns about deforestation. It is our opinion that the limited information that was provided with the petition was presented in a way as to coax people to sign it. The person who attended one of our homes with the petition said that if the petition was not signed, the lake would be polluted. As members of this community, we personally take offence to this community group being selective in which homes they visit. Currently, homes within Mountainview Estates (where some of us currently reside) have not been visited. It seems that our opinions on what would be good for our community do not matter and that only selective community members opinions are valid.

We attended an information meeting held by the developer in March. Notices about this meeting were sent to all homes in Lake Echo at the beginning of the week. At this meeting the developer addressed environmental concerns such as the plans for the

treatment of water and sewage. Other issues discussed included property taxes, traffic impact concerns, proposed housing details and landscaping designs. At the end, people who attended were given the opportunity to express and discuss their concerns with the developer and other experts whom he had attend the meeting. It was apparent that many members of the committee formed did not attend this meeting and those who did, in my opinion, had all questions answered; all of our questions were certainly answered.

In closing, we would just like to say this letter contains the views of the people listed below. If you have any questions please do not hesitate to contact us. We are in complete support of this project and do not appreciate having our views dismissed by the opposed community group.

Sincerely,

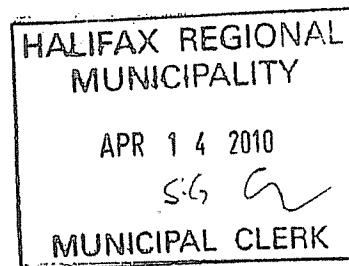
Joanne & John Duffy
Donna & Joe Cameron –
Judith Cameron –
Patrick Cameron –
Teresa & Bill Webb –

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

From: Christen MacDonald
To: April Guy
Date: 14/04/2010 9:07 am
Subject: Fwd: Development in Lake Echo.



>>> Rosanne Currie

4/2010 8:22 pm >>>

Councillors I would like to make my comments clear on this proposed development, I feel very strongly that it is about time something positive has come to our Community. I have lived in Lake Echo for over 35 years and I can let you know that other than the Community Centre and the Canoe Club there hasn't been much development here.

Mr Norwood is proposing a development which I feel we need here, whether it is for a Seniors Development or whatever, it is somewhere that I can go when I decide to sell my home -- this way I would not have to leave the community.

A lot of seniors 55 and over ... are having to leave to find affording housing after selling their home because there isn't anything available here.

I am sure the environmental people will make sure that all the rules and regulations are followed ... so why not give this proposal a "Yes" when it comes to voting.

Please listen to the people of Lake Echo when they say it WANT this development!!

Thank you for your time.

Rosanne Currie

MUNICIPAL CLERKS OFFICE

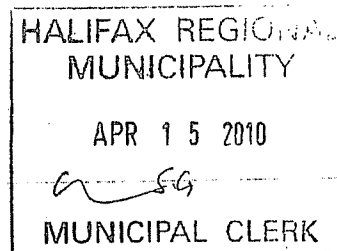
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- ✓ Other J. Church, D. Joudrey, K. Denty,
A. French, P. Dunphy

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Clerks Office - Paul Norwood Mobile Home Park in Lake Echo

From: "Gerald"
To:
Date: 15/04/2010 9:42 AM
Subject: Paul Norwood Mobile Home Park in Lake Echo



PLEASE FORWARD TO ALL COUNCILLORS.

We support this development for the following reasons.

- 1) Bring increased population to the area.
- 2) Increased business for local stores and services.
- 3) More tax base for area.
- 4) The possibility of staffing our local fire station 24 hours because of increased population.
- 5) Another choice of housing for residents.
- 6) Some needed recreational facilities.
- 7) Employment opportunities.

I am confident this development will be well maintained and be an asset to Lake Echo.

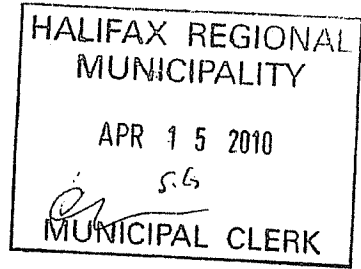
Gerald Crooks
Betty Crooks

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

From: Christen MacDonald
To: April Guy
Date: 15/04/2010 8:51 am
Subject: Fwd: FW: Lake Echo-Norwood Development



>>> Allan Currie

14/04/2010 6:56 pm >>>

HRM Counsellors,

As a volunteer member of the Lake Echo Lions club & a resident for 35 years, I find it refreshing that someone has the initiative to improve our community as Mr. Norwood plans to provide affordable & environmentally friendly housing for seniors. With this new development, the way to much needed housing for young families can be attained.

I serve as a member of the Lake Echo Community Center Facility Management Committee & know how much effort & operating capital is required to keep this building running. With the influx of additional families using the center, we will be able to provide their recreational & social needs as more people use the building, and add to the revenue. Our facility is 85% funded by the Lions Club functions and public renters and at this time we are struggling to make ends meet.

If the building does not receive additional revenue from increased users, we will be forced to take measures to increase operating revenue, such as increased user fees, increase rental rates or as a last resort, a community assessment tax.

In my opinion, the addition of this retirement village to our community would do far more good than harm. I trust your thoughtful consideration on this matter will benefit us all.

Allan Currie

Lake Echo NS

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Distributed to:

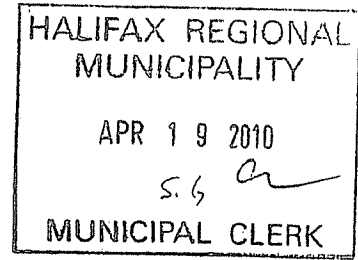
- ✓ Councillors Meeting: Regional Council
- ✓ Mayor
- ✓ CAO Date: June 23, 2009
- ✓ DCAOs
- ✓ Solicitor Item No. 11.1.5
- ✓ Communications
- ✓ Other J. Church, D. Joudrey, K. Denty, A. French, P. Dunphy

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Hotmail & Messenger. Get them on your phone now.

From: Christen MacDonald
To: Sena Elizabeth Gbeve
Date: 19/04/2010 10:42 am
Subject: Fwd: Lake Echo "PROPOSED SENIORS VILLAGE"



10 5:56 pm >>>

>>>

To All Concern:

My name is William (Bill) Jenkinson; I am a long time resident/tax payer and past businessman of Lake Echo, NS. I have resided in this community for the past 38 years, as previously stated I have owed/operated several business in the area, developed land, raised my family here and have been actively involved in the community through the Fire Dept, Lions Club and other community groups over the years.

I am retired, my family grown with families of their own and of an age to start contemplating downsizing; however, if I desired the ability to retreat to a smaller piece of real estate, maintain a semi-balance of privacy, reap the benefits and gratification of a well groomed yard and not have to perform the task myself. I would be forced to leave the community and area where I have invested much of my time and money and still have family/friends and acquaintances that I have garnered through the years. We have no options here in Lake Echo.

I have attended the PIMs for the "seniors village," Mr. Paul Norwood proposes. I have had the opportunity to converse with the professional experts and land developers that would be involved with this project and any and all reservations have been alleviated. My questions and concerns have been duly acknowledged and readily answered. Concerns pertaining to any environmental impact have been addressed and substantiated with proven and viable solutions.

I am a passionate advocate for the proposed development and adamantly believe it will be a benefit to Lake Echo/surrounding areas and their 50yrs plus residents. I tenaciously believe a development such as the proposal would ensure and re-enforce family unity, by granting grandparents the ability to remain in the area where many of their families have settled, while promoting economic growth and prosperity and a cohesive community.

Sincerely

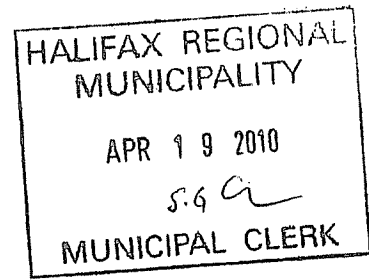
William J. Jenkinson

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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

From: Christen MacDonald
To: Sena Elizabeth Gbeve
Date: 19/04/2010 10:44 am
Subject: Fwd: NORWOOD/Proposed Senior Village Lake Echo



>>> "Brenda Galbraith" 18/04/2010 4:15 pm >>>
To All Concerned

My name is Brenda M. Galbraith, I am a resident and taxpayer of Lake Echo, NS. I am a staunch advocate for the proposed "seniors village," that Mr. Paul Norwood has applied to develop opposite Wonderland Trailer Park.

I have attended the PIMs held in our community. I have had the occasion to speak with and listen to the professional experts and their testimonies. I have heard the inquiries put forth from the community; and I am confident that all my concerns and questions have been satisfied.

Lake Echo/surrounding areas are a rapidly aging population with no system to accommodate a more mature populace. This in turn is compelling our established and influential residents to relocate to a more affable environment not only away from our community but away from family and friends. This, not only divest us of their leadership but of the economic benefits many have contributed to local projects and events. I emphasize that the proposed "senior village," not only would be a much needed but an advantageous well received project for this area.


Lake Echo is a remnant of a village from a past era. Long term inhabitants provide us with a low transient environment, permitting generations of families to remain in the area while still taking advantage of the professional and educational growth today's environment requires of the young. Elders perform a significant function by imparting knowledge and history impelling family values and maintaining family support systems; our senior residents render us the ability to know and rely on neighbours. This close knitted community as a whole will suffer the long term affects of the loss of "esprit de corps" if our maturing residents are not provided with local alternative modified living arrangements like the one Mr. Paul Norwood has proposed.

Sincerely
Brenda M. Galbraith

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Distributed to:

- ✓ Councillors Meeting: Regional Council
- ✓ Mayor
- ✓ CAO Date: June 23, 2009
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<p>HALIFAX REGIONAL MUNICIPALITY</p> <p>APR 21 2010</p> <p>5-6 </p> <p>MUNICIPAL CLERK</p>

From: Steven Hawes
To: <kellyp@halifax.ca>, <streata@halifax.ca>, <barry dalrymple@halifax.ca>,
Date: 13/04/2010 10:24 am
Subject: Retirement Village

13-April-2010

To Whom it May Concern,

Good day, my name is Steven Hawes and I am a resident of Lake Echo and have been for almost 40 years. I understand there are a few residents in Lake Echo that are against progress for our community with regard to the subject matter. I fail to understand why some people are against this project of creating a retirement village made up of Mini-Homes. These homes are beautiful and very easy to maintain; they will be located in a gorgeous setting with paved roads, green belts, walkways and yes seniors can even have their own flower gardens. This is a no-brainer for affordable housing for the retired, as most of you know apartments and condos are very costly. I think Lake Echo is an ideal location for such a village, it would be located very close to the fire department, medical center and of course nature, what a nice way to spend your senior years. I realize that there has been a lot of concern with regard to sewage entering our lakes, I have attended the information gatherings in Lake Echo and the environmental experts have guaranteed the people that this would not happen and I for one believe that. There have been homes surrounding Lake Echo for years a lot longer than I have lived here and with very relaxed regulations on septic systems back then, hopefully the home owners that surround our beautiful lakes have been maintaining their septic systems. I have also been told that a petition against the village has been circulating and people are only being told that if you want to prevent polluting our lakes please sign this, not realizing they were signing against the development of the retirement village. There is no incentive for me to send this letter to you, I feel that we seniors need a break, I am fully in favor of this project and I believe this would be the first of its kind in Eastern Canada. I think those that are against this project need to get out of the box, we need to move forward and generate some tax dollars so that we can build Lake Echo not stay idyllic like we have been for so many years.

PS. I retired 5 years ago, my wife and I owned a large home in Lake Echo and the cost of upkeep became too much to bear on a fixed income i.e; heat, grounds upkeep, power etc. I sold my home and we bought a Mini-Home. We love it, my wife designed it and it was built the exact way we wanted, it has approx. 1200 sq. feet of living space no stairs to climb and a beautiful lot with lots of flowers and I managed to stay in the area I love, Lake Echo.

Thank You for your time,
 Yours truly
 Steven Hawes

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- ✓ Councillors Meeting: Regional Council
- ✓ Mayor
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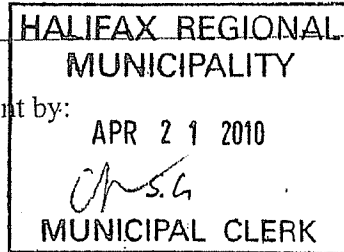
MUNICIPAL CLERKS OFFICE

Sena Elizabeth Gbeve - Fwd: Lake Echo New Mobile

Distributed to:

From: Christen MacDonald
To: Sena Elizabeth Gbeve
Date: 21/04/2010 10:29 AM
Subject: Fwd: Lake Echo New Mobile Home Park
Attachments:

✓ 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



This communication is sent by:

Michel Gaudreau

On behalf of Mr. McLaughlin

Dear Councillor Mosher

I do not oppose progress or development but I do oppose anything that asks for public approval without due diligence being properly applied by the developer. In the case of planning file case 01278 I have great trepidation with respect to the material that has been supplied. The following is what my observations indicate to me:

There are many hundreds of acres of property that will be zoned for high density living if this application goes through.

The boundary lines denoted by the map on the developer's plan would indicate to me that this development is mainly in Porter's Lake and not in Lake Echo. So why hold PIM's in Lake Echo although I can see that the environmental impact will be on Lake Echo?

There are two watersheds involved. The first is the drinking water for the existing mobile home park and the second is the very prevalent water shed areas throughout the planned area for development. Since the drinking water for the existing mobile home park comes from the lake depicted on the developers plan I have to ask if HRM would accept such a development on let's say the Dartmouth Watershed, uphill at the same distance. Reason tells me HRM would not and be smart to do so. That means that if it is acceptable here then part of our community has to accept something different than the rest of us.

No one talked to the community until a significant amount of work had been completed by the developer on this project. I tried to speak to NS Environment but have never received a return call.

I do believe that an end run was done around both our Councillor and our MLA on the subject of senior housing. This is supposed to be retirement housing which is radically different from seniors housing in that retirement housing assumes that you have the money to pay. Seniors housing looks after people who may not be able to look after their property any more or have very little support family or financial. The latter is what HRM should be looking after. Since senior housing is not part of the plan and since the plan does nothing for Lake Echo why would it be considered.

Lake Echo is already developing at a steady rate. Why then go ahead and give a zoning to anybody to

develop high density on the already highly stressed watershed. Articles are available to state that Lake Echo has polluted areas. This new development could have the potential to negatively affect the environmental and water quality of the region by adding the runoff from high density occupation to a large portion of the community and downstream communities. Look at the developer's own presentation and see that there are a large number of those little bushy areas denoting wet bogs. These support the brooks and lakes in the area. They cannot recover once polluted. We need them unpolluted by man in order to feed the lakes with good water. Already we have our waterways supporting a significant amount of threatened life that is living in our water system that comes all the way from our international airport. Look at charts depicting biological threats in our area. On the same plan we see sewage weeping field areas above the lake water supply to the existing mobile home park and in one of the brooks.

HRM staff have already told us that once zoned the developer is free to do as he pleases as denoted by this type of zoning.

Without going into the many concerns brought out by my neighbors in Lake Echo about property value, changes in HRM planning policy, infrastructure and service requirements, I wish only to ask that cool minds evaluate this as it will affect the really long term. If you look at what this ecosystem has endured in a very few years you will see another reason to be diligent in relation to change. Problems have been generated by circumstances unforeseen at any planning stage.

First, we have had heavy development to the point that we have been designated urban in 2006. I have not seen any extras like sidewalks, sewers, transit or budget that supports this in the last five years

Second, we have had Hurricane Juan which smashed personal property but more importantly flattened most of our trees that provided canopy for the forest. The cleanup for this included not only the downed trees but standing hardwood and some pine and most mature spruce and fir. This means that we now have quicker runoff plus more dry burnable area. This will be over in a year or two but it is a concern of mine at this time. The cleanup of Hurricane Juan in this area did not provide employment to Nova Scotia labor as those who did it did not speak English when I approached them.

Third, we suffered loss of fish in a serious way due to airport construction. This is demonstrated by a report that was done to establish the cause. Since the incident the fish have come back but not to their former numbers.

Fourth, we suffered through a serious sewage contamination in our watershed and lakes in late 1980's

Fifth, we had a devastating fire that burned for days and caused loss of homes in Mineville.

Sixth, I look out my own window and see two large portions of Lake Echo being developed as I write this. These have nothing to do with the file in question but do have to do with the sustainability of my ecosystem.

We are planning now for when we will not even be here. Our children and grandchildren will have to live with what we do. Protect our watersheds forever or we will be the worse for it. There have already been some dandy mistakes in HRM including PCB's, sewage and forest harvesting. Bigger fish than us polluted the Great Lakes and with planned good intentions generated our Alberta tar sands disaster. There are many more I can give you in Nova Scotia.

The little bit here that can be done to help stave off what may be inevitable will help our offspring to have some of what we enjoyed.

Some might say that the common public good is served by this development but I fail to see where anyone could reasonably substantiate that.

If you want any more on this subject from me do not hesitate to ask.

W.L.McLaughlin

Sena Elizabeth Gbeve - Fwd: Seniors Park Lake echo

From: Christen MacDonald
To: Sena Elizabeth Gbeve
Date: 27/04/2010 9:18 AM
Subject: Fwd: Seniors Park Lake echo
Attachments:

HALIFAX REGIONAL
MUNICIPALITY
APR 27 2010
S-G
MUNICIPAL CLERK

To Whom it May Concern:

As a resident of the Porter's Lake, Lake Echo area I would like to go on record as saying that I support the proposed Seniors Park that Mr. Norwood wants to build. The Seniors Park would be a much needed addition to a community which has not had any improvement for many years, in fact Lake Echo has been in a decline.

We have had a Trailer Park here for many years, since the early 70's and it has not caused taxes to be lowered on the surrounding home or polluted our lakes, in fact I would like to know just how well the septic systems of the homes surrounding Lake Echo have been maintained as they are very very old. Everything that Mr. Norwood wants to do, is fully up to code with state of the art equipment and wouldn't cause any damage to surrounding lakes.

This Seniors Park will be a big bonus for our community in the form of tax dollars and to help with the decline in population. I feel these people who oppose the park should attend the meetings which are being held to find out the facts before voicing their uninformed opinions on such matters.

This Seniors Park would be affordable housing for seniors who want to stay in the community they helped to build over the years. Many of us are now looking at downsizing because our homes have become too large to maintain. I personally would love to be able to stay in the community where my family still lives instead of having to go into town into an overpriced condo or other senior parks. This park would have a sense of family and help keep a community together.

I hope everyone will realize how important this will be for the community and this project goes ahead as planned.

Thank you,

Gary and Sandra Robertson
Porter's Lake

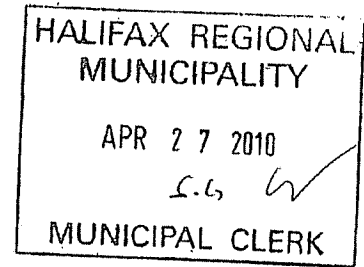
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- ✓ Councillors Meeting: Regional Council
- ✓ Mayor
- ✓ CAO Date: June 23, 2009
- ✓ DCAOs
- ✓ Solicitor Item No. 11.1.5
- ✓ Communications
- ✓ Other J. Church, D. Joudrey, K. Denty,
A. French, P. Dunphy, Kurt Pyle

From:
To:
Date: 21/04/2010 8:07 pm
Subject: My name is Linda Gouthro, 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.
Attachments: Part.002

CC: <peter.lund@halifax.ca>, <rankinr@halifax.ca>, <outhitt@halifax.ca>, <ha...
My name is Linda Gouthro, 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.



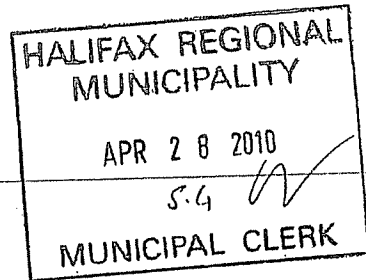
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- ✓ Solicitor Item No. 11.1.5
- ✓ Communications
- ✓ Other J. Church, D. Joudrey, K. Denty,
A. French, P. Dunphy, Kurt Pyle

Sena Elizabeth Gbeve - Fwd: mobile home park

From: Clerks Office
To: Christen MacDonald; Sena Elizabeth Gbeve
Date: 27/04/2010 1:12 PM
Subject: Fwd: mobile home park



>>> Peter Kelly 27/04/2010 11:51 am >>>

· April 27, 2010 10:49 am >>>

Subject: Letter
To:

Hello my name is Joseph Arsenault and I have been a resident of Lake Echo for over 20 years. I am writing this letter to show my support for the new mini-home park that is geared for senior citizens. I believe this is a very respectful undertaking by Paul Norwood. And I hope that he can continue work on this project.

Sincerely,
Joseph Arsenault

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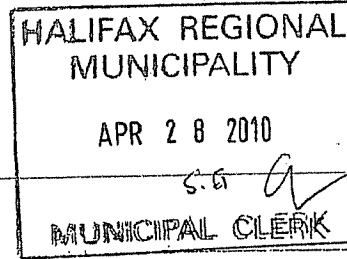
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- ✓ Other J. Church, D. Joudrey, K. Denty,
A. French, P. Dunphy, K. Pyle

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Version: 9.0.814 / Virus Database: 271.1.1/2837 - Relk

Sena Elizabeth Gbeve - Fwd: Fw: letter

From: Clerks Office
To: Christen MacDonald; Sena Elizabeth Gbeve
Date: 27/04/2010 1:12 PM
Subject: Fwd: Fw: letter



>>> Peter Kelly 27/04/2010 11:51 am >>>

>> > April 27, 2010 10:35 am >>>

Subject: Fw: letter

Subject: letter

I understand there is a lot of debate as to whether a new mini-home park for senior citizens can be established in Lake Echo. I have been a resident of Lake Echo for over 15 years. And I believe Paul Norwood's mini-home establishment to be well over due we should have had something like this a long time ago. He should be commended for this. Not only can seniors be self sufficient but they can reside in their own home as well as with the partners. I hope that Paul can continue with this project for the sake of our elder community. Most of the residents from Lake Echo started out in the mobile home park it is what makes our community what it is. And that it is not as so many would say a bruise on society but a community that came together to help build a play ground (among other things) for Paul Norwood so all the children of Lake Echo and surrounding areas could enjoy. I ask that you consider this carefully and remember just because we live in a mini house does not make us trailer park trash! We are the elders of tomorrow. We have respectable jobs and families that we want to raise in a nice community. Paul Norwood made this possible. Thank you Paul!

Sincerely,
Kimberley Turner
Long time resident of Wonderland Park

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✓ Mayor

✓ CAO Date: June 23, 2009

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✓ Solicitor Item No. 11.1.5

✓ Communications

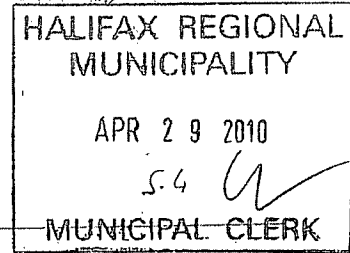
✓ Other J. Church, D. Joudrey, K. Denty.

A. French, P. Dunphy, K. Pyle

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Version: 9.0.814 / Virus Database: 271.1.1/2837 - R

Sena Elizabeth Gbeve - Fwd: Lake Echo Proposed Retirement Village

From: Christen MacDonald
To: Sena Elizabeth Gbeve
Date: 29/04/2010 11:10 AM
Subject: Fwd: Lake Echo Proposed Retirement Village
Attachments:



To Whom it May Concern

My name is Jim Colford, past resident of Lake Echo and currently live in East Chezzetcook. I am a Real Estate Agent who does business in Lake Echo. I have heard professional people speak about different aspects of this proposed project and I want to add my voice with those who are in favor of this venture. As a Real Estate professional I have become aware of the need of seniors for such a retirement community. Many seniors tell me that they want to downsize into one-level homes where there will be less work for them and at the same time, stay in the community they love (ie., Lake Echo).

I have heard that some residents of Lake Echo are opposed to this project because they feel it will pollute the lakes in the area. As I listened to the experts at the public meeting, I came to understand that the new technology of septic systems for this type of project prevents such pollution. Common sense tells me that HRM and the Department of Environment would not allow such a project unless the environment is protected.

Lake Echo is a community which has little commercial ventures such as gas stations, restaurants, post office, etc I believe that this project would help the community attract more business.

The proposed retirement village will support beautiful affordable mini homes. This gated community will have restrictions to protect its residents. I believe it is to the benefit of the community to have this project passed and I ask that you also support it.

Thank You
Jim Colford

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A. French, P. Dunphy, K. Pyle

MUNICIPAL CLERKS OFFICE

Sena Elizabeth Gbeve - Fwd: Retirement

Distributed to:

From: Christen MacDonald
To: Sena Elizabeth Gbeve
Date: 29/04/2010 9:07 AM
Subject: Fwd: Retirement Village Lake
Attachments:

- ✓ 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.
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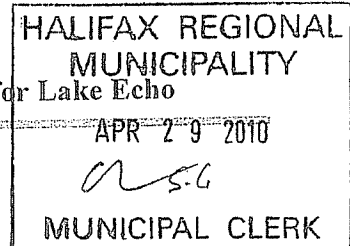
 APR 29 2010
 S.G. *[Signature]*
 MUNICIPAL CLERK

To Whom it may Concern
April 22 2010

I wanted to voice what I think of a new Mobile Home Park in Lake Echo N.S. This is something I think could only be good for the area. I do not live in Lake Echo at this time, but have in the past. Lake Echo was a big part of my life growing up. I am now close to 40 years old, And hope to be able to Live in the area again someday. Every few years we are asked to show some support to our City and vote in people we think can watch out for the best interest of the people of HRM. Only later to find it is not always the people that come first, But more so it is always our Seniors that hurt the most with cut backs. Seniors are the people that need all levels of Government to keep them in mind and take a stand for them. We hear all the time about Baby Boomers and how it will effect life and our population. Mr Norwood is someone that is looking to do something positive in HRM for our Seniors. And it would seem that he is held up in rezoning of Land and maybe some other things as well. Why is this? I have talked with many Seniors about this New park, and all feel the same way. There is not many places within HRM that are for rent that Seniors can afford, And when they do find a place it is most always an area that is not what you could call safe. With not allowing this new park it is our Seniors that hurt the most not the Younger people or the people in office. The park is a place they could live safe enjoy there Golden years around people there age who have the same interests with in life for around the same cost each month as an apartment in areas they live in all over the city scared to go out at night. So why stop the very people that gave us life from having a place they can feel good about and call home. They say fresh air, a garden and a smile can go along way in someone's life. So with all this said ask your Mother and Father, or even better ask yourself. Do you want to be in a place where you are scared at night? Or some place you can feel good with where you are while you sleep at night safe and sound and happy. This is not about Mr. Norwood this is about doing something that is right for the people of our Great City I know where I would want to spend my life. With so many things in the News each day about Discrimination of color race and Nationality we seem to over look the fact that seniors have all people discriminate against them everyday of there life in one way or another is it now time our City stands up for them, And remember them for what they gave us? With out them would any of us be where we are now? And thank You is what we should be saying to Mr. Norwood for thinking of the Seniors, not getting in the way of a life most everyone dreams of for there years of after there hard work.

Thank you for you time.

William Langer



Sena Elizabeth Gbeve - Fwd: Application for development by Paul Norwood for Lake Echo

From: Christen MacDonald
To: Sena Elizabeth Gbeve
Date: 29/04/2010 9:08 AM
Subject: Fwd: Application for development by Paul Norwood for Lake Echo
Attachments:

Good afternoon everyone, after being approached to sign a petition, hearing comments such as "if this project goes through our community will be three quarters mobile homes", "our lake will be ruined", "my property value will go down", etc., etc., I feel I must pass on a more positive approach.

The majority of the population in Lake Echo have not bought land to sell it and are not profit driven, most of us love our community and want to remain here.

My husband and I with our one child at the time (1973) moved to Lake Echo to the Wonderland Mobile Home Park. Owners of the Park at that time were Paul Norwood's parent, Pauline and Bob. These folks were wonderful to their tenants. Our family grew by three. They planned softball on the ball diamonds that were created on the land donated by Pauline and Bob. The community Anglican Church is build on land donated by the Norwoods.

I worked with both Paul and his wife, Anne, on one of the biggest projects Lake Echo had had the good fortune to now have - the wonderful playground that is the envy of many surrounding communities. Paul himself dedicted hours and hours of in-kind service, his own time, his own equipment which converted to savings of many thousands of dollars - dollars that went to buy equipment for the playground.

Many of those objecting to this new developed are new comers to Lake Echo and I am not sure they really understand community. Lake Echo has been divided by the province for election purposes - we are now the Preston riding; the school board has divided us so that half of our students go to schools towards Dartmouth and the other half to schools further down the eastern shore. But through all of this, we have still remained Lake Echo and most of us have indeed the pride that we are from Lake Echo and the uniqueness that makes us so.

Lake Echo has a number of seniors who have been in this community for many years, raised their children here and would like to continue to live here. If this new development goes through, we can continue to live here in a new part of the community created by this new development.

I am a widow now and have almost reach the end of my working career. I must admit I was very excited to hear about this new development. While I am able to remain in my own home at the moment, the day will no doubt come when I can not. I have taken joy in the fact that I will not need to leave my community but will just be able to move a few streets over and still be in Lake Echo, go to my same church, be able to socialize with my friends of many years, etc., etc.

In all the time that I have spent in Lake Echo, I have never heard of any member of the Norwood family doing anything to harm this community and I would not suspect that they have any intentions of doing so now. If Paul has promised that he had checked out every possible way to protect our lake, provide adequate sewage treatment, checked appropriate environment issues in his intention to provide housing for seniors, then, I have no doubt that that is exactly what he intends to do.

I give my sincerest and full support to Paul Norwood in this new development.

Thank you for the opportunity to provide my comments.

Mary Ellen MacIsaac

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Distributed to:

✓ Councillors Meeting: Regional Council

✓ Mayor

✓ CAO Date: June 23, 2009

✓ DCAOs

✓ Solicitor Item No. 11.1.5

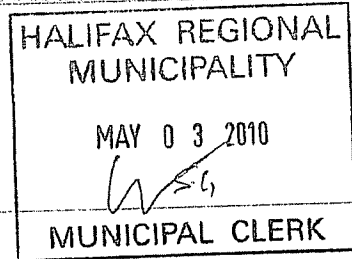
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✓ Other J. Church, D. Joudrey, K. Denty,

A. French, P. Dunphy

Clerks Office - Norwood Addition to Wonderland Park

From: Fran bellefontaine
To:
Date: 01/05/2010 10:49 AM
Subject: Norwood Addition to Wonderland Park



Note: Please forward To Councillors

To Whom It May Concern:

I have been a resident of Lake Echo since 1970(40 Years).I have seen changes and growth in this community. From the recreation center beginning to the baseball field & playground opening,from the opening of my Busy Bee Day Care to the beginning of the canoe club,the changes occur. I see the changes as just that,changes & growth.With each development there is positive & negative. One may look at any proposal & see both sides. BUT...When a developer is part of the community and his history is positive,I see every reason to trust his integrity as to the development he proposes. The Norwoods have been leaders in community development.Ponderosa Drive,The Baseball clubs & Field,along with much assistance to St. Anne's Church. Paul Norwood needs all our support in this endeavour!

What will adding 500 homes mean to our community? I see more use of our recreation center,more people attending our 4 community churches,more business generated at our local stores.more creative ,talented people to bring fresh ideas to assist us in making Lake Echo a vibrant,active community.
Bravo to Mr. Paul Norwood. Wishing you success in your endeavour! F.R.
Bellefontaine (Retired Owner,Busy Bee Day Care)

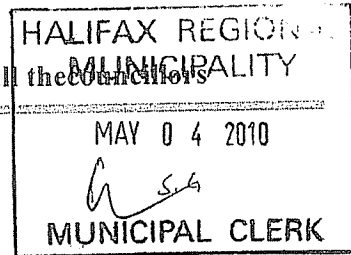
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- √ Councillors Meeting: Regional Council
- √ Mayor
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- √ Solicitor Item No. 11.1.5
- √ Communications
- √ Other J. Church, D. Joudrey, K. Denty,
A. French, P. Dunphy, K. Pyle

Clerks Office - Retirement Village in Lake Echo - Please forward this to all the councillors



From: Barb&DeVerne Kaiser

To:

Date: 03/05/2010 8:26 PM

Subject: Retirement Village in Lake Echo - Please forward this to all the councillors

My name is DeVerne Kaiser, a long time resident of Lake Echo. My wife Barb and I have resided in this community for over twenty five years. We have seen many changes over those years, business have come and gone but growth always seemed to stall. Then, this year we heard of a new purposed development in Lake Echo. A retirement village to be built by Paul Norwood. Finally a great concept. I have attended two information meetings on this new development so I can be informed and have been very impressed with the details which Mr. Norwood has provided. We, like many others may of had concerns about the sewer, traffic, water and property values. But after these question and answer meetings and knowing that Paul Norwood is the developer, we believe this would be a wonderful new development for our area. I have told friends who now reside in the city about this new retirement village and they are very nterested as they also are about to retire. This is exactly what is needed. This is also what we need to grow our community, bring in new people with new ideas, this will bring new business and help long term citizens be able to remain in this area during their retirement years. We are giving our total support for this new purposed development in our area.

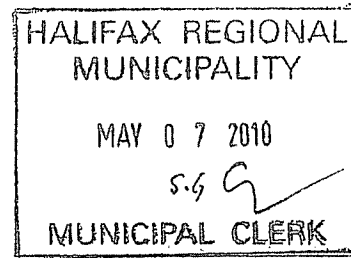
Best regards,
 Barb & DeVerne Kaiser
 Lake Echo NS

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: "Yvonne"
To: <clerks@halifax.ca>
Date: 06/05/2010 8:42 pm
Subject: 55+retirement village



CC:
To whom it may concern

I have lived in the Wonderland Trailer Park on and off for 20 years. I grew up on Mountain View Dr. and later on I bought my own place and put in on Circle Dr.

I have to say that the park was kept up very well and the rules and regulations were enforced. (which benefited everyone)

I can't see what would be stopping the building of the 55+ Retirement Village. I think this is something that Lake Echo needs. The more people that a community has the better chance of having amenities that would benefit all residents of Lake Echo. I think it would be nice to actually have a gas station or god forbid a real bank machine!

Having a 55+ Retirement Village might actually help everyone in Lake Echo in the long run.. I mean come on Lake Echo doesn't have many volunteer's left, and the ones that are left are tired of trying to do it all! (I know I was one of them)

Overall I think that having a Retirement Village would benefit all residents. Who knows, the ones who are against it may live there one day when they can't handle their own home and don't want to leave the wonderful community of Lake Echo.

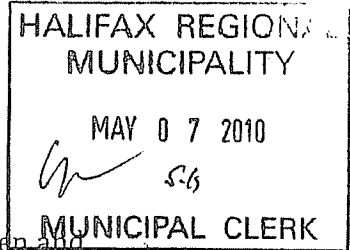
Thank you

Yvonne MacLellan

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Distributed to:

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



Dear Community Councillors,

My name is Fred Dixon I am writing this letter on behalf of my wife Helen and myself. We would like to show our support for Mr. Norwood's proposed retirement development in Lake Echo. It has come to our attention that there is a committee that are against this project and are going to great lengths to see that it is rejected; therefore, we think that it is very important to voice our complete support for this project.

My wife and I resided in Lake Echo for approximately 24 years; we raised two children and had a lovely home on Beechill Drive. We most likely would have stayed there until our own retirement age, however due to our aging parents this was not the case. This development would have been exactly what we needed as a solution seven years ago. My in-laws were unable to care for their large home and property. They needed to have someone near by to help if need be, but they still wanted their independence and didn't want to live in an old age home because they still had their health. We were very happy where we were living and didn't necessarily want to move, an independent retirement village close by would have been the perfect fix for our dilemma. Instead we had to relocate, we up sized into a home that we could build an in-law suite to fit all their needs. Although it worked out in the end this was a costly life change. Our children still live on the Eastern Shore, and now that they have children of their own we look forward to having the opportunity in the future to down size and return to Lake Echo and remain close to them.

I have known the Norwood Family for more than a decade, they were one of the original families in Lake Echo and would like nothing more than to see it grow and develop in a positive manner. Mr & Mrs Norwood are hard working, honest and sincere individuals whether you are dealing with them on a personal or business level. They have contributed so much to their community already. That is why it is so hard to read the letters that are circulating and the recent Facebook page updates surrounding this new development proposal. I find it hard to imagine that given all the facts that I have read and heard by attending the public meetings that this development really has nothing but good to come from it. I am reading a lot about pollution of the lake, and after reviewing the facts that the engineers presented in the public meetings I am unsure why this is still an issue, I think that the current issues with the Lake would come from older systems that were originally designed years ago for cottages around the lake, and are now supporting homes. These older systems would not doubt be a greater environmental issue; however, unfortunately you cannot very well ask everyone to re-evaluate their septic systems and up grade.

Lake Echo needs to be rejuvenated. It is a known fact that the registration numbers are down in Bell Park Elementary School, which is due to the aging population in Lake Echo. This Proposed Development would give the older families the opportunity to stay within the community that they love in affordable housing, while a younger family could move into the community and help the population to grow and breath new life in existing homes you see within the community.

It is my hope that you consider all the facts, and not just the critical views and rumours of few when deciding whether to approve this development. I feel very strongly that this is a very good opportunity for Lake Echo to once again become a desirable place to raise a family.

Sincerely

Fred & Helen Dixon

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✓ Councillors Meeting: Regional Council

✓ Mayor

✓ CAO Date: June 23, 2009

✓ DCAOs, *W. Ansley, M. Labrecque*

✓ Solicitor Item No. 11.1.5

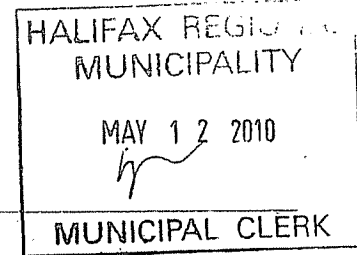
✓ Communications

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

A. French, P. Dunphy, K. Pyle

Sena Elizabeth Gbeve - Fwd: Lake Echo Development and HRM case 01278

From: Christen MacDonald
To: Sena Elizabeth Gbeve
Date: 11/05/2010 1:57 PM
Subject: Fwd: Lake Echo Development and HRM case 01278
Attachments:



Councillors and Municipal Staff,

Hopefully you all recall my email from approximately one month ago. This case continues to become more and more interesting. I am in receipt of an update from one of the concerned citizens. I have bulleted the highlights below:

~The second study provided more detail (mid 1980's), including the fact that the 200 mobile homes at the time in the Norwood trailer parks were singly responsible for over 1/3 of the 3000 KG of phosphates annually deposited in Lake Echo from all sources. It recommended that if the Wonderland/Mountainview sites were allowed to expand, that the Department of the Environment should monitor the Sewage Treatment plant effluent on a monthly basis for at least one year after the site reaches its regulated size. Unfortunately, this was never done. As a result, the load currently being deposited in Lake Echo by that site remains unknown to this day.

~The Department of the Environment reacted to the second study by ordering another assessment of the Wonderland Mobile Home Park's Sewage Treatment Plant in 1986. The report could best be described as damning. It found that the plant was unable to handle even its design hydraulic loading. It stated that "During 1980 to 1985 the plant had a poor compliance record" and that "compliance with effluent guidelines was very poor and unacceptable." It also stated that McCoy's pond was the major factor in reducing the effluent actually reaching Lake Echo. Concerns were expressed that in the event that the health of the pond degraded or the Sewage Plant effluent level increased, there could be a significant negative impact on Lake Echo.

~As a result, a number of constraints were identified that had to be met in order for Paul Norwood to get a development agreement, which was registered on March 23rd, 1992. It should be noted that, as a condition of development, Mr Norwood agreed numerous times that there would be no additional mobile home expansion on his land after the site reached the maximum capability of the current sewage treatment plant.

~Development Agreement- In addition to the requirements of the Mobile Home Park By-Law, many additional requirements were put into place among which is an annual inspection report from the Nova Scotia Dept of the Environment. Unfortunately, despite the hard work of the community of Lake Echo, it appears that the Department of the Environment has not provided the overview that is required. According to Environment sources, there has been no independent monitoring of the Sewage Treatment Plant, no inspections of the levels of

effluent in the discharge stream, and no monitoring of the effluent concentration in McCoy's Pond or the outlet stream to Lake Echo. There are a number of additional requirements in this development agreement still in force that appear to have been ignored at all levels of responsibility.

The HRM commissioned a study in 2004 entitled Options for On-Site and Small Scale Wastewater Management. The conclusion of the study was that the area Paul Norwood has applied for a new mobile home park is unacceptable for group sewage, and should be designated Rural Resource Area. The reason is the underlying geology. It is comprised of a rock formation known as Halifax formation sulphide bearing slate which produces acid drainage. The high acid content of Lake Echo is largely related to inflow from this area. Construction in areas of this bedrock are under strict guidelines, a company in Sackville was fined for improper disposal of acid bearing slate - yet the current owner has been bulldozing at will for the last year. The result on the lake is unknown as no recent monitoring has been done. Prior to the construction, it is known that the acid levels in the lake were borderline for a number of fish species, and in the past surges in acid were related to fish kills, such as the large gaspereau kill in the 1980s.

In this day and age poorly supported information runs abundantly through avenues such as the internet. The current case for Lake Echo and arguments against it are based on previous events, lessons learned and SCIENTIFIC STUDY. There continues to be a significant concern that this case is even being considered given the evidence for detrimental environmental effects. Study of past records and recommendations that have not been followed through are also worrisome, not the least of which is the inaction of the NS Department of the Environment.

Again I implore you to make, what is becoming, the more and more correct decision in this case. Any decision to allow this project to continue demonstrates irresponsible behaviour and a blantant lack of respect for the environment, a theme that seems to be on all politicians tongues these days. Our local MLA and councillor have been honoured with environmental awards. Green-lighting this case and movement forward with the blessing of these politicians would be rather embarrassing. I would invite any of you to make the short trip to Lake Echo, especially this time of year to see what a gem it is and can still be. Swimming, boating and general water based activities are some of our highlights. Again, please stop this project now.

Repectfully Submitted,

Dr. Marc Baker, DC, FCCRS(C)

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

Sena Elizabeth Gbeve - Fwd: Lake Echo MPS Amendment (Case 01278)

From: Christen MacDonald
To: Sena Elizabeth Gbeve
Date: 11/05/2010 12:56 PM
Subject: Fwd: Lake Echo MPS Amendment (Case 01278)
Attach Aerial Photo of Norwood Properties[1] JPG; Case01278SiteConceptandDevelopab
leAreas.pdf

HALIFAX REGIONAL
MUNICIPALITY
MAY 12 2010
S.4 G
MUNICIPAL CLERK

May 11, 2010

Dear Regional Council Members, Ms. Fenton, Mr. Belliveau. Mr. Dexter et al,

I am writing to you this morning to implore you to immediately stop the development of land for use by Mountainview Mobile Home Parks Ltd. in Lake Echo which is currently being cleared, bulldozed and levelled while an amendment to the Municipal Planning Strategy (MPS) for this land is still supposedly in the early stages of the application process.

It would also appear that during the application process, the developer has failed to disclose that a current Development Agreement already exists for part of the land (Lot NX-1AC on the Conceptual Site Plan) that he wishes to develop. This information has been obtained by the "Citizens for Responsible Development in Lake Echo" organization. In addition to emphasizing my deep concern that the destruction of land will have irreversible consequences for the environment in our community, I would like to formally request that immediate action be taken by the Department of Environment or by the appropriate designate to cease the further damage to the property in question in Case 01278.

I believe many of you are under the impression that this application is in the "early stages" of development, however, I can personally attest to the fact that there has been major destruction of the land in question and am attaching photographic proof of how the area mirrors the conceptual site plan submitted by the developer. I have also visited the site personally and anyone can easily view the destruction through the property fence.

Please stop the further destruction of this land before it is too late.

In addition, I would like to formally request to the Members of Regional Council that following verification of the failure of the property developer to disclose an existing Development Agreement, the Application be immediately denied. I would also like to request to the Department of Environment that any and all applicable charges and/or fines be laid against the developer for purposely falsifying the application to amend the MPS and subsequently developing the land without the proper permission or amendment.

MUNICIPAL CLERKS OFFICE

Thank you very much for your time.
Sincerely,

Elizabeth A. Craig

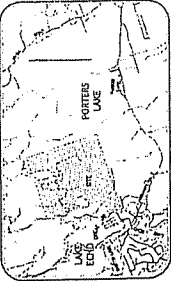
Distributed to:

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



CHURCH ROAD

New Mobile Home
Not Shown on
Government Site Plan



NET TOTAL SCALE: 1 : 50000

NOTES

1. Developer: Mountain View Mobile Home Park Limited, 311 Howard Court, Porters Lake, NS B2C 1E9.
2. All unit spacings are a minimum of 10m wide and 20m deep, providing a minimum site of 200 sqm.
3. The total number of proposed units = 720 ± (if final).
4. All boundaries and dimensions are subject to survey.
5. All parcel identification numbers (P.I.D.'s) are the Nova Scotia Land Information Network parcel identification numbers.
6. General Report 2 is based on 1:10,000 mapping. Directions are referred to the Canadian Geodetic Datum.
7. Planimetric details are based on 1:10,000 mapping.
8. All developments to be in accordance with Halifax County Accessibility By-Law No. 22 (Amended) under Part 10 of the Planning Act.
9. Water and sewer lines are to be installed and pipe to be swept and tested.
10. Each unit will be provided a connection to available street services.

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

CONCEPTUAL SITE PLAN

MOUNTAIN VIEW MOBILE HOME PARK PHASES 1 TO 4 INCLUSIVE

A DEVELOPMENT OF LANDS OF MOUNTAINVIEW MOBILE HOME PARK LIMITED
 CIRCLE DRIVE
 LAKE ECHO
 HALIFAX COUNTY
 NOVA SCOTIA

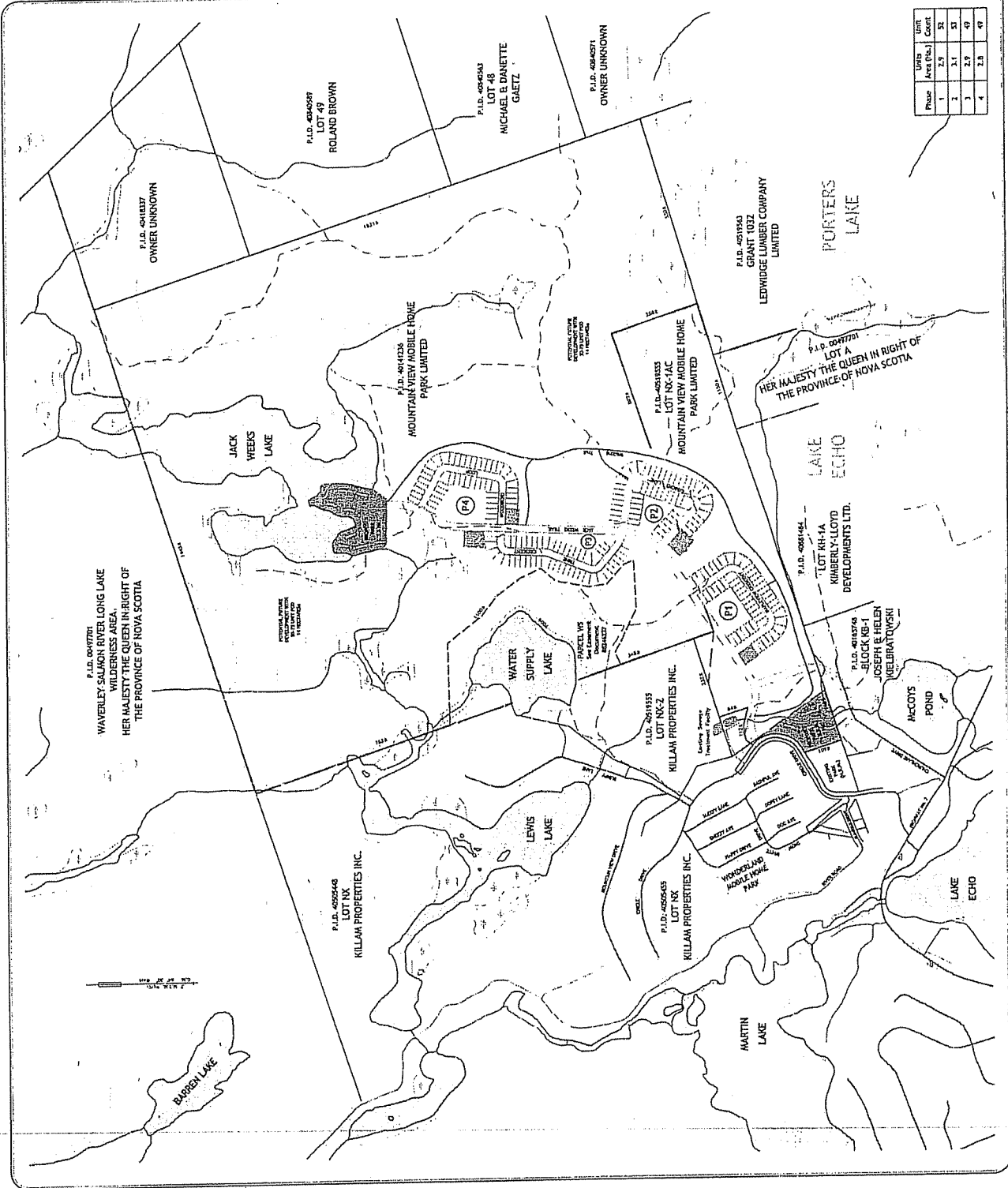
SCALE: 1 : 5000



Project No. 1502 Date: August 3, 2014 P.I.D.: 4051543

NORTH STAR

Surveying & Engineering Limited
 1000 Highway 101, Suite 100, Porters Lake, NS B2C 1E9



Phase	Units	Area (Ha.)	Count
1	1	2.9	32
2	2	3.1	33
3	3	2.9	32
4	4	2.8	31

Sena Elizabeth Gbeve - Fwd: PLEASE FORWARD TO ALL COUNCILORS

From: Clerks Office
To: Christen MacDonald; Sena Elizabeth Gbeve
Date: 11/05/2010 3:49 PM
Subject: Fwd: PLEASE FORWARD TO ALL COUNCILORS
Attachments:

HALIFAX REGIONAL
MUNICIPALITY
MAY 12 2010
W St
MUNICIPAL CLERK

Dear Councilors:

As a senior citizen who is interested in affordable housing, I am very pleased to learn of the proposed development by Mr. Paul Norwood in Lake Echo.

I am certain this development will not only be an asset to the community but will also provide an alternative for seniors, who would like to have their own space but cannot afford the outrageous cost of a quality apartment or condo.

While visiting several residents in Mr. Norwood's previous park, I witnessed the pride in ownership of those residents, which comes from residing in a clean, well managed community. I am certain Mr. Norwood's proposed park will have the same qualities as his previous development. Therefore, I strongly support his proposal; and I hope it receives Council's support.

Yours truly,

Gordon Organ

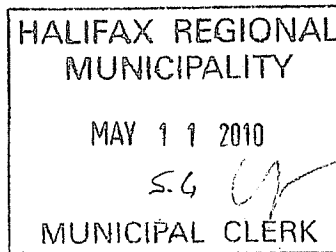
MUNICIPAL CLERKS OFFICE

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: <clerks@halifax.ca>
To: <clerks@halifax.ca>
Date: 11/05/2010 8:25 am
Subject: 55+retirement village

CC:



To Whom It May Concern:

I am writing this letter in support of Paul Norwood, I think
It's a wonderful thing that he is doing. I have been in the park
Since april-1974, 3 mini homes later and I'm still here, anything
I ever needed he was there for me, if Paul said he was going to
Do something he always came through. I think it's a great place to live.
I have to every meeting and will go to the rest and I will stand behind
Paul, I think this would be great thing to have for everyone.

Thanks you for your time
Shirley
Gorrill

MUNICIPAL CLERKS OFFICE

Distributed to:

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

Attachment J
Email Submissions

Hi David - was not able to get to the meeting last night but am wondering why byou are supporting this request for a " change " to the by laws which were obviously created as a result of sound research intended to protect the interests and well being of our community ? This has most of your supporters very very upset ??
David and Janet Kay

Good day Mr Joudrey,

I would like to forward the following points and concerns in addition to those brought up at the Public Information Meeting held on Thursday 14 January 2010. They are not in any specific order of importance, but would like to ensure that they be included as part of the public record and included as questions received from the public for consideration by council.

The question was brought forward in regards to what is considered an acceptable mobile home to single family home ratio for future development in Lake Echo. The MPS states that "At the present time the park accounts for approximately twenty-two per cent 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". Staff stated that no information had been found regarding what is normally considered an acceptable ratio and no further consideration was given. I would request that this question be thoroughly investigated using the resources that are available to you including research written by the Canadian Housing and Mortgage Corporation(CMHC) and Statistics Canada, and that it be thoroughly followed-up before any further consideration is given for the proposal. I estimate that the current ratio is currently in the area 32 percent and would become approximately 49 percent if the development of up to 350 homes is permitted to proceed as requested. The numbers I am using are based on approximations provided by Canada Post and are currently 350 mobile homes and 725 single family homes in the community. The possibility of such a high ratio of mobile homes to single-family homes in a community is not only unsettling, it is very likely precedence setting in Nova Scotia.

The proposal and discussions held at the PIM did not answer the environmental concerns of many residents present. It is acknowledged that the Developer is proposing a technology that potentially significantly reduces the toxicity of the effluent released to the environment; what has not been addressed is the effects on the environment of the sheer volume of effluent being percolated into the soils around Lake Echo. Again I would like to quote a portion of the MPS that states that "The problems experienced with the quality of water in the lakes have been described in Section II. While the major and immediate problem has been rectified, it is questionable whether or not the soil capability of the lands surrounding the

lakes can support high density residential development without permanent damage to the receiving waters." "For these reasons, high density residential development including new mobile home parks and multiple unit dwellings is not supported within the Designation". The developer has based the proposal on the statement that they will not be directly discharging effluent into water courses therefore the new technology should be considered acceptable. It is very disturbing that the application is being considered without a complete understanding of the effects on the environment of hundreds of additional homes. The developer may say that a pod will service approximately 50 homes, but 300 homes is really the equivalent of 300 septic fields being percolated into the lands surrounding the lakes within a very small area. Very little research or consideration has been given to the environmental effects of this project before Staff recommended to council to proceed with the approval process. This is very disturbing and I would request that further studies be done before it is given further consideration.

The question of the possible effects on single family home values was asked and remains unanswered despite considerable ridicule from the residents of the current mobile home parks. I request that this issue be considered and assessed based on the disproportionate estimated ratio of almost 50% mobile home to single family homes. If has been determined that this will not have any negative effect on re-sale values of single family homes, I would request that it be clearly identified and concurrently if it will have a negative effect it should also be clearly stated and considered.

The developer has continued to claim that he intends on developing a retirement community and restrict the sale of home to couples or individuals over fifty years old. This statement has been clearly identified as being non-enforceable and likely easily challenged in a court of law. I request that this be made part of the public record and made available to council as it puts the applicant's credibility into question.

Thank you very much,
Michel Gaudreau

We attended the meeting on January 14th at the Lake Echo Community Centre regarding the Application by Mountain View Mobile Home Park Limited. The meeting was well represented and a lot of our questions were answered but we have some comments and concerns.

1. We feel that the best way the community can benefit would be with a Development Agreement in place with the developer Paul Norwood, limiting the initial build to 200 units. This will give the community time to access the impact this density of housing will have on resources available. With further development to be presented and reviewed by the community before negotiations on an additional 150 units after the first phase is complete. If approved, with no more expansion after the 350 units are completed.

The idea of 55+ seniors housing is something we feel is needed in the area. But, we also need to be able to sustain the additional 200 units with fire protection, policing, access to bussing or other modes of transportation that seniors often require.

2. Our community is small with limited access to resources. Wells are drilled and sewer is released through septic beds. The water and septic systems that were presented as those

preferred by the developer are modern and 'the best available at this time', but we feel that with changing technology after the first 200 units are built (say 3-5 years from now) there could possibly be additional technology that will be better. A water and sewer assessment before the initial build and then again after the build of 200 units be done to ensure that the sewer discharge is captured and that water is not affected. This would make the next phase more acceptable to the community.

3. As Lake Echo grows, so does the cost of fire protection, policing, schooling and transportation. We do not want to grow so fast that these other areas are left behind. As with all areas of HRM, demands on these services can be great.

A traffic impact study was done regarding the intersections at Churchlake Drive and Circle Drive suggesting that the changes to traffic at those intersections would be minimal. But the road surfaces in Lake Echo are rough, holey, and in some places rutted. Churchlake Drive is gravel not paved and presents challenges at any time of year for those of all ages and driving skills. Eventually this road would have to be paved, and it seems the developer has plans to use the road without upgrading it at the his own cost. The existing homeowners will undoubtedly be required to open their purse strings to accommodate the paving. That is not very fair to them. More traffic means more rough patches, holey areas and generally poor roads.

Our fire protection is mostly volunteers and they do a great job. But, will we need additional volunteers or equipment or full time staff.

These are things we appreciate you considering when development of this park is before council for approval or rejection.

Thank you for listening to our concerns and comments.

Joan and Gary Gunnell

Thank you Darrell for your participation/input, I think in the end it was a successful meeting. Disappointed I did not get to introduce myself but when it started to deteriorate into children's potty habits I felt it was time to go although I do understand why this lady wanted it "on record".

I think Joseph did a good job in what must be a difficult position when people's tempers seemed to be getting the best of them, please tell him so.

Can you tell me where I can get a copy of the minutes?

Regards,

Joan Downing

Hello Councillor;

As a follow up to our conversation on Tuesday Jan.12/10, I want to reiterate my support for the proposed new Gated Senior's Park at Lake Echo N.S.

I, like a good number of people in the Lake Echo-Porters Lake areas, know Paul Norwood and his Father Bob before him, as good corporate neighbours and astute business people. Paul is a developer and business person who has always put the interest of people before profit in his business dealings. And it is with that reputation and personal knowledge that I whole-heartedly support his efforts to again provide a needed resource for the aging population of the area.

I recall back in the 1980s when I was the Council representative; Paul Norwood demonstrated strong business acumen when he took leadership at great expense, to develop an self contained, state of the art (at the time) sewage

treatment plant to service the expanding development of the Wonderland Home Park of the day.

Paul Norwood's reputation as a business person should serve him well in this newest effort to supply housing in a format that is apparently right, proper, needed, and astute. Our aging population, in their state of retirement or semi-retirement can appreciate the aspect of living in affordable accommodations in a secure development where the snow will be shoveled and the grass will be cut by the Park Owners. Located near an abundance of amenities, the proposed Gated development will be local in all respects, and well done.

Without further words of explanation, I support Paul Norwood's Lake Echo development, believing his reputation of sound- sensible development, in compliance with governance regulations will stand on its own credible feet. Thank you for considering my support at this time.

Sincerely yours,

Wayne Adams, D.C.L., C.M., CC., ECNS.

Some of you may be aware of a new trailer park being developed beside the Wonderland Trailer Park in Lake Echo. This construction is proceeding even though the HRM City Council has not approved a re-zoning necessary for the work to be completed. This park is reported to be built to contain 200 units, but in reality, is large enough for many more, and the developer has talked about 350. The land area is many times that of the existing park, which has a mailing list of 350. When completed, the ratio of high density units (trailers) to conventional single family dwellings will approach 50% in Lake Echo (HRM suggests a limit of 25%). There are several concerns for all of us, with some special concerns for boaters and water front owners. Some of these are the lack of an environmental assessment, the plan to use "Pods" of 15 homes on a single septic system, (10 -20 pods for the park) instead of a separate waste water treatment system, the impact on traffic, and the impact on property values in our area. The single biggest concern is the impact on the lake of another 200 to 350 toilets flushing into the environment upstream of our lake. We have already seen an increase in beach closures due to Fecal Coliform bacteria over recent years.

If you are concerned, or would like to hear some answers on these and many more questions, please plan to attend an open meeting scheduled for Thursday January 14th at 7:00 PM at the Lake Echo Community Center.

Also, please feel free to extend this invitation to anyone you know who cares for our lake and our community and would be interested in attending.

Attached is a copy of the meeting notice that was sent out to a very limited distribution (boxed in section of the map).

I hope many of you will attend.

Regards

Dan Regan

Hello,

We attended a meeting on Jan 14/10 regarding the proposal for another mobile home park to be developed in Lake Echo.

Our position is simple. We do not want this to happen under any conditions.

We listened intently to the concerns of the residents who brought up various points trying to find ways to stop the proposed development - from deforestation (haven't we had enough of this with the fire; clearing around Martin's Lake etc.), concerns about the lack of hydrogeological information and lack of data on what a good mix of development is composed of (e.g., single family homes, apartment buildings, mobile homes, others - why does Planning not know this?), traffic issues and so on. We found it appalling that the entire community was not notified and that a resident took it upon himself to pay and distribute notification of this meeting to some of the residences. We are a small community. We ALL need a say. You represent all the people, not only those that live within 300m - 1km of the site. If this development is approved it will have a substantial impact on everyone's quality of life. Gone will be the lovely forested areas of Lake Echo that we moved here to enjoy.

Who wants to live in a community of ~50% mobile home parks? Not me.

The development of single family homes in the area would be a welcome addition to Lake Echo. One level homes for seniors would be ideal if the developer wishes to serve the aging community of Lake Echo.

Food for thought. My mother lives in a lovely 20 story apartment building for 50+ people...what happens when people that age do not apply...they rent to anyone.

Our opinion is NO thank you. Build to fit the community or build somewhere else.

Regards,

Pat and Bill Mackin

Hello David,

My wife and I weren't able to make the public meeting this past week regarding the proposed new mini-home park in Lake Echo, but I wanted to add our voice to the chorus of residents opposed to the idea. Certainly these parks play an important role in providing affordable housing in HRM, but we believe there is a saturation point, and it does not benefit any community to reach a point where a majority or near-majority of residents reside in what is effectively low-income housing. We already have crime issues in neighbouring communities putting some downward pressure on real estate values, and we fear that adding yet another mini-home park to the Lake Echo-Porters Lake area would have a further dampening affect on our property investment and general quality of life.

Thank you for allowing us the opportunity to provide input.

Regards,

Rob & Susanne Wagner

Youve got to be kidding!

are the 2 we have now, not enough to bring in the rif raff and lower our property values?

I moved here to hopefully someday, see a payoff for my investment not this!

mark me and my home which includes 6 elegeble voters a big fat NO Not

Interested

Dale Kelly

Mr. Hendsbee, we can all appreciate your position of neutrality on this subject at this point . Perhaps you or the HRM staff can shed some light on the following concerns (I apologize if this was discussed at the

meeting- I was not able to attend).Is a transcript available ?
When an application ,such as this ,is reviewed ,what consideration is
required of the applicant to provide information on the impact of the
environment and infrastructure to the surrounding neighbourhoods ? Can
you tell us what the requirements are and what was submitted ?

Thank you
Don Rogers

Hello Mr. Hendsbee,

I am writing today to address my concerns regarding the proposed mobile home park
development in Lake Echo. We recently moved from a high density, low income, high transition
neighbourhood. It took us years to save enough to move to Lake Echo.

This proposed development will not only put us back in the same situation, it will affect our
quality of life, include a significant increase in traffic and safety for our children, denigrate the
water quality and quantity in our our wells and pollute our lakes. On top of this, our property
values stand the risk of dramatic depreciation.

The only positive in this arrangement is financial for the development company. To date, the
government elected representatives have shown no regard for the input of current Lake Echo
residents.

Please be assured that should this development proceed against the will of the people of Lake
Echo, you will not receive our vote in any future elections. I remind you that your position is to
be a voice for the people and to facilitate the best interests of the community.

If you would like to respond, please feel free to contact me.

Sincerely,
Stephanie Jackson

I unfortunately was unable to make the last two meeting (medical issues) but have been paying
particular close attention to them.

As a newly medically retired 50 year old I am in a bit of a situation...the possibility of a
retirement complex here in Lake Echo does have some appeal, however at this point in my life I
am leaning towards the not in my back yard camp.Not that I have anything against seniors...I will
be there any minute..but for the moment is it really what this community needs.

What we need is a High School or Hockey Rink...both of which could fit in the newly cleared
area.

The fact that Mr. Norwood or whom ever had a cheering section at the meeting is especially
disturbing.

For someone to set that train of thought in motion obviously does not know the community , I
have two sons the oldest is at Dal for his first year the second at ESDH for his first year, we as do
you, know that some of the best families in Lake Echo have come from or live in the Lake Echo
Trailer Park .

My question is what happens to this proposed seniors park " if they don't come " will they level
the complex or simple fill it .They will fill them and the tax dollar's will flow.

This area has such great potential , the city will come to us soon enough , lets make sure we make
the right moves to insure that this potential is realized .

Thank you,
Les Mayo

Councillor,

I would like to take a moment of your time to add my personal as well as professional opinion to the official record concerning Paul Norwood's proposal to have the zoning changed on his land in Lake Echo for the purpose of creating a Seniors Mini Home Village.

On a personal note, I know Mr. Norwood, I actually hired him to excavate my land when we built our home in Lake Echo 9 years ago. I've remained in contact with him since and have worked with him on projects like the Lake Echo Playground which, despite it's traffic issues, is a huge benefit to our community and would not have been possible without the time, expertise and donations of Paul and his family. I fully expect that Mr. Norwood will follow through on this project, if given the green light, with strict accordance to his proposal. He does what he says.

On a professional level, as a Realtor who deals with the 55+ demographic, more and more as of late, I see first hand the difficulties people are having with the concept of downsizing and finding a suitable living arrangement. The default position of downsizers and realtors to some extent was that a condo was the best choice to reduce the upkeep of the family home. This position is becoming less favorable to many seniors because, at the end of the day, your leaving your community and moving into a building.

What Paul Norwood is proposing is a concept that is having success in every other part of the country except for here. Nova Scotia and particularly HRM is the only place I know of that doesn't offer vibrant living options for it's seniors. I, personally, have several clients who are waiting for this to happen, two couples actually attended the public hearing to see if this was really going to happen or if they were going to have to look elsewhere. The market is looking for alternatives to the current housing options and Mr. Norwood's proposal would be a very popular option for many who are in that market.

When I consider a validity or value of an idea, I try to put myself in the shoes of the person the idea is aimed at. With this proposal I visualized my parents needing to move and considered this type of arrangement versus the choices available today, I would have no trouble at all recommending this type of arrangement to my parents.

I hope this development gets the necessary approvals to move forward and I hope to see more of these communities develop in other parts of our city and province, it's long overdue.

Sincerely,

Curtis Messervey

Hi Mr Hendsbee

My wife and I were out of province and so were unaware of this meeting. Quite frankly I'm very concerned about allowing more trailer parks in this area. I can't see how there couldn't be significant potential for negative impact to property values, not to mention the waste water concerns mentioned

in the attachments. What was the outcome of the meeting? Is there still opportunity for comment or have we missed our chance?

John Charlebois

Dear Mr. David Hendsbee,

I am writing to you regarding the proposed mobile home retirement village being developed in Lake Echo. Our family has resided in Lake Echo for over 50 years and have watched as well as participated in the development of the community over the years. We feel that the proposed retirement village is a wonderful idea and the developer has our full support. It is important to us that we support our elders as we will be in the same position someday.

It is also important for us as a community to support local business such as Mountainview Mobile Homes Park. We would much rather see a local business develop this land than have it sold to a large company that has knows nothing about the area or the people who reside here. The developer was raised in this area and still resides here. He knows the concerns and needs of the area and is attempting to improve our community for the young and old by the developing a retirement village as well as hiking trails and a sports field.

After reviewing the plans for the treatment of water and sewage that would be used in the proposed retirement village, it is clear that it is much better for the environment to have this system in place than to sell of the land acre by acre and have homes built. If subdivision of some sort was put into place, each home would have its own septic system and well. By using the treatment system the developer plans on using, the environment will sustain less damage. We are sure that all other environmental assessments well be completed before the construction will begin.

Finally, a retirement village will provide seniors with an affordable housing option. Many seniors are unable to perform the tasks of taking care of a yard would like to downsize. Some can not walk up and down stairs and others travel so they do not have the need for a large home. A retirement village will also provide seniors with companionship. It will seniors a chance to meet other seniors who have common interests and hobbies.

In closing, I would just like to say this letter contains the views of the people listed below. If you have any questions please do not hesitate to contact us. We are in complete support of this project.

Sincerely,

Joanne & John Duffy

Donna & Joe Cameron

Judith Cameron

Teresa & Bill Webb

From: David Hendsbee
To: buz.kay
Date: 15/01/2010 1:26 pm
Subject: Re: Lake Echo

CC: Darrell Joudrey, Kurt Pyle
Janet

I have not stated my position on this issue. I must keep my neutrality as this application goes through the legislative process.

I can only avail myself to hear all opinions and try to sort facts from fiction.

I can not express my final view until the public process concludes. If I did prematurely state my decision, that could leave options for an appeal beyond Council control.

So I will remain mute on my decision until the time comes to weigh all the real facts that are being studied and assessed.

Best regards -

David Hendsbee

-----Original Message--

From: "Buz, Jan, Ben"

To: <david@hendsbee.ns.ca>

Sent: 1/15/2010 1:06:12 PM

Subject: Lake Echo

Hi David - was not able to get to the meeting last night but am wondering why byou are supporting this request for a " change " to the by laws which were obviously created as a result of sound research intended to protect the interests and well being of our community ?

This has most of your supporters very very upset ??

From: Michel Gaudreau
To: <joudred@halifax.ca>
Date: 17/01/2010 8:31 pm
Subject: Case 01278 Request to Amend Planning District 8&9

Good day Mr Joudrey,

I would like to forward the following points and concerns in addition to those brought up at the Public Information Meeting held on Thursday 14 January 2010. They are not in any specific order of importance, but would like to ensure that they be included as part of the public record and included as questions received from the public for consideration by council.

The question was brought forward in regards to what is considered an acceptable mobile home to single family home ratio for future development in Lake Echo. The MPS states that "At the present time the park accounts for approximately twenty-two per cent 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". Staff stated that no information had been found regarding what is normally considered an acceptable ratio and no further consideration was given. I would request that this question be thoroughly investigated using the resources that are available to you including research written by the Canadian Housing and Mortgage Corporation (CMHC) and Statistics Canada, and that it be thoroughly followed-up before any further consideration is given for the proposal. I estimate that the current ratio is currently in the area 32 percent and would become approximately 49 percent if the development of up to 350 homes is permitted to proceed as requested. The numbers I am using are based on approximations provided by Canada Post and are currently 350 mobile homes and 725 single family homes in the community. The possibility of such a high ratio of mobile homes to single-family homes in a community is not only unsettling, it is very likely precedence setting in Nova Scotia.

The proposal and discussions held at the PIM did not answer the environmental concerns of many residents present. It is acknowledged that the Developer is proposing a technology that potentially significantly reduces the toxicity of the effluent released to the environment, what has not been addressed is the effects on the environment of the sheer volume of effluent being percolated into the soils around Lake Echo. Again I would like to quote a portion of the MPS that states that "The problems experienced with the quality of water in the lakes have been described in Section II. While the major and immediate problem has been rectified, it is questionable whether or not the soil capability of the lands surrounding the lakes can support high density residential development without permanent damage to the receiving waters." "For these reasons, high density residential development including new mobile home parks and multiple unit dwellings is not supported within the Designation". The developer has based the proposal on the statement that they will not be directly discharging effluent into water courses therefore the new technology should be

considered acceptable. It is very disturbing that the application is being considered without a complete understanding of the effects on the environment of hundreds of additional homes. The developer may say that a pod will service approximately 50 homes, but 300 homes is really the equivalent of 300 septic fields being percolated into the lands surrounding the lakes within a very small area. Very little research or consideration has been given to the environmental effects of this project before Staff recommended to council to proceed with the approval process. This is very disturbing and I would request that further studies be done before it is given further consideration.

The question of the possible effects on single family home values was asked and remains unanswered despite considerable ridicule from the residents of the current mobile home parks. I request that this issue be considered and assessed based on the disproportionate estimated ratio of almost 50% mobile home to single family homes. If it has been determined that this will not have any negative effect on re-sale values of single family homes, I would request that it be clearly identified and concurrently if it will have a negative effect it should also be clearly stated and considered.

The developer has continued to claim that he intends on developing a retirement community and restrict the sale of home to couples or individuals over fifty years old. This statement has been clearly identified as being non-enforceable and likely easily challenged in a court of law. I request that this be made part of the public record and made available to council as it puts the applicant's credibility into question.

Thank you very much,

Michel Gaudreau

Lake Echo

From: "Joan Downing"
To: "Darrell Joudrey" <joudred@halifax.ca>
Date: 18/01/2010 12:19 pm
Subject: Lake Echo Mobile Home Park Meeting (Tuesday)

CC: "Mark MacPhail"

Thank you Darrell for your participation/input, I think in the end it was a successful meeting. Disappointed I did not get to introduce myself but when it started to deteriorate into children's potty habits I felt it was time to go although I do understand why this lady wanted it "on record".

I think Joseph did a good job in what must be a difficult position when people's tempers seemed to be getting the best of them, please tell him so.

Can you tell me where I can get a copy of the minutes?

I am still persuing the activity across the lake, have been in touch with 2 people at Natural Resources who can't answer, all very mysterious!

Regards,

Joan Downing

From: David Hendsbee
To: Darrell Joudrey
Date: 19/01/2010 2:30 pm
Subject: Fwd: Paul Norwood

CC: Norwood, Anna & Paul; Wayne Adams
Hello DJ:

For the record, this note was received in regards to the Mountainview MPS Amendment proposal.

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

>>> wayne

1/14/2010 1:49 AM >>>

David Hendsbee-Chair of Marine Drive, Valley, and Canal Community Council.

Hello Councillor;

As a follow up to our conversation on Tuesday Jan.12/10, I want to reiterate my support for the proposed new Gated Senior's Park at Lake Echo N.S.

I, like a good number of people in the Lake Echo-Porters Lake areas, know Paul Norwood and his Father Bob before him, as good corporate neighbours and astute business people. Paul is a developer and business person who has always put the interest of people before profit in his business dealings. And it is with that reputation and personal knowledge that I whole-heartedly support his efforts to again provide a needed resource for the aging population of the area.

I recall back in the 1980s when I was the Council representative; Paul Norwood demonstrated strong business acumen when he took leadership at great expense, to develop an self contained, state of the art (at the time) sewage treatment plant to service the expanding development of the Wonderland Home Park of the day.

Paul Norwood's reputation as a business person should serve him well in this newest effort to supply housing in a format that is apparently right, proper, needed, and astute. Our aging population, in their state of

retirement or semi-retirement can appreciate the aspect of living in affordable accommodations in a secure development where the snow will be shoveled and the grass will be cut by the Park Owners. Located near an abundance of amenities, the proposed Gated development will be local in all respects, and well done.

Without further words of explanation, I support Paul Norwood's Lake Echo development, believing his reputation of sound- sensible development, in compliance with governance regulations will stand on its own credible feet.

Thank you for considering my support at this time.

Sincerely yours,

Wayne Adams, D.C.L., C.M., CC., ECNS.

From: David Hendsbee
To: Darrell Joudrey
Date: 19/01/2010 2:36 pm
Subject: Fwd: Cherie Stredder wrote on your Wall... > RE : Mountainview MPS Amendment ?

CC: Cherie Stredder
Hello DJ:

For the record, this note was received in regards to the Mountainview MPS Amendment proposal.

Respectfully;
DAH

David Andrew Hendsbee
HRM Councillor District 3 :
Preston - Lawrencetown - Chezzetcook
Tel #: 829-2465
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>>> Facebook <

1/13/2010 4:57 PM >>>

Cherie posted something on your Wall and wrote:

"Hope to see you at the meeting tomorrow night. Wondering how come things are going ahead with the new trailerpark if it isn't approved yet?"

Thanks,
The Facebook Team

This message was intended for david@hendsbee.ns.ca. Want to control which emails you receive from Facebook? Go to:
<http://www.facebook.com/editaccount.php?notifications=1&md=d2FsbDtmcm9tPTU3NzM1MTg4Mzt0bz02Mzk5MzUwMDI=>
Facebook's offices are located at 1601 S. California Ave., Palo Alto, CA 94304.

From: David Hendsbee
To: Jan Ben Buz
Date: 19/01/2010 4:15 pm
Subject: Re: Lake Echo

CC: Darrell Joudrey
All MPS amendments are voted by the full HRM Council. > DH

>>> "Buz, Jan, Ben" < > 1/16/2010 9:28 AM >>>
Thanks very much David for the reply - here's hoping the good of the
community will win over - is it council who ends up voting on the amenelements
?

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

From: "David Hendsbee" <David.Hendsbee@halifax.ca>
To: <buz.kay>
Cc: "Darrell Joudrey" <joudred@halifax.ca>; "Kurt Pyle" <pylek@halifax.ca>
Sent: Friday, January 15, 2010 1:26 PM
Subject: Re: Lake Echo

Janet

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this application goes through the legislative process.
I can only avail myself to hear all opinions and try to sort facts from
fiction.
I can not express my final view until the public process concludes. If I did
prematurely state my decision, that could leave options for an appeal beyond
Council control.

So I will remain mute on my decision until the time comes to weigh all the
real facts that are being studied and assessed.

Best regards -

David Hendsbee

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

From: "Buz, Jan, Ben" <
To: <david@hendsbee.ns.ca>

Sent: 1/15/2010 1:06:12 PM
Subject: Lake Echo

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why byou are supporting this request for a " change " to the by laws which
were obviously created as a result of sound research intended to protect the
interests and well being of our community ?

This has most of your supporters very very upset ??

From: David Hendsbee
To: Brian Hudgins;
Date: 19/01/2010 4:24 pm
Subject: Re: New Trailer Park

CC: Darrell Joudrey; Jennifer Little

Hello All :

I have not stated my position on this issue. I must keep my neutrality as this application goes through the legislative process. I can only avail myself to hear all opinions and try to sort the facts from fiction. I can not express my final view until the public process concludes. If I did prematurely state my decision, that could leave options for an appeal beyond Council's control.

So I will remain mute on my decision until the time comes to weigh all the real facts that are being studied and assessed.

Best regards -
David Hendsbee

David Andrew Hendsbee
HRM Councillor District 3 :
Preston - Lawrencetown - Chezzetcook
Tel #: 829-2465
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web-site: www.hendsbee.ns.ca

>>> Dan and Joan Regan

> 1/9/2010 4:02 PM >>>

Some of you may be aware of a new trailer park being developed beside the Wonderland Trailer Park in Lake Echo. This construction is proceeding even though the HRM City Council has not approved a re-zoning necessary for the work to be completed. This park is reported to be built to contain 200 units, but in reality, is large enough for many more, and the developer has talked about 350. The land area is many times that of the existing park, which has a mailing list of 350. When completed, the ratio of high density units (trailers) to conventional single family dwellings will approach 50% in Lake Echo (HRM suggests a limit of 25%). There are several concerns for all of us, with some special concerns for boaters and water front owners. Some of these are the lack of an environmental assessment, the plan to use "Pods" of 15 homes on a single septic system, (10 -20 pods for the park) instead of a separate waste water treatment system, the impact on traffic, and the impact on property values in our area. The single biggest concern is the impact on the lake of another 200 to 350 toilets flushing into the environment upstream of our lake. We have already seen an increase in beach closures due to Fecal Coliform bacteria over recent years.

If you are concerned, or would like to hear some answers on these and many more questions, please plan to attend an open meeting scheduled for Thursday January 14th at 7:00 PM at the Lake Echo Community Center.

Also, please feel free to extend this invitation to anyone you know who cares for our lake and our community and would be interested in attending.

Attached is a copy of the meeting notice that was sent out to a very limited distribution (boxed in section of the map).

I hope many of you will attend.

Regards

Dan Regan

From: David Hendsbee
To: Maurice Mury
Date: 19/01/2010 4:30 pm
Subject: RE: NEW COMPONENT HOME PARK, LAKE ECHO ? Second Public Information meeting - Thurs. Jan.14 7PM - LECC

CC: Darrell Joudrey; Jennifer Little
Hi Maurice :

I will have your name & contact info added to the list for more information as it becomes available... ok ?

Best regards > David

>>> Maurice Mury

1/13/2010 9:14 AM >>>

Good Morning David:

Thanks for the heads-up on this meeting; but unfortunately I will not be able to attend. However, I am very interested in knowing what comes out of this particular meeting. I would appreciate a full transcript of the meeting pertaining to the mentioned above, as Tom and I were maybe looking at moving into this new mobile home park once it is completed.

Thanks,

Maurice

> Date: Sat, 9 Jan 2010 17:36:29 -0400
> From: David.Hendsbee@halifax.ca
> To: joudred@halifax.ca

> Subject: NEW COMPONENT HOME PARK, LAKE ECHO ? Second Public Information Meeting - Thurs. Jan.14 7PM - LECC

>

> Hello Lake Echo Residents :

>

> As committed at the last Public Information Meeting (PIM) of July,
> 2009 there will be a second PIM to discuss the proposed new mobile home
> / component home park for the Lake Echo area. Please see attached
> notices.

>

> A public notice will appear in the Chronicle Herald newspaper plus I
> included this paragraph in my H.R.M. District 3 Councillor's Communique
> - January 2010 - Issue # 146

>

> NEW COMPONENT HOME PARK ?

>

> There will be a second public information meeting about a re-zoning
> request to allow for a proposed component home community park in the
> Lake Echo area that would be adjacent to the existing mobile home parks.
> This is a follow-up meeting from last year when several questions were
> raised and points of clarifications were sought about its water

- > services, on-site combined clustered septic systems, and a traffic
 - > impact study was requested. This meeting will be held at the Lake Echo
 - > Community Centre on Thursday, January 14th at 7:00 PM. (Storm date:
 - > Thursday, January 21st).
 - >
 - >
 - > Please circulate this advisory to your friends, family, and neighbours
 - > in the Lake Echo area.
 - >
 - > Best Regards :
 - > DAH
 - >
 - >
 - >
 - >
-

From: David Hendsbee
To: Darrell Joudrey; Jennifer Little
Date: 19/01/2010 4:32 pm
Subject: Fwd: Re: Public Flyer..... Lake Echo Community Designation Civic Address count

FYI > DH

>>> Gayle MacLean 1/13/2010 10:21 AM >>>
David,

I do have a civic number count for Lake Echo, but I caution you that I cannot guarantee it's accuracy.

It will give you a general idea though.

We currently have 1257 civic numbers in Lake Echo.
We have 782 assigned to single family homes (approx 68% of the residences)
We have 354 assigned to mobile homes (approx 32% of the residences)
We have four assigned to multiple residential buildings (less than 1%)

The remaining 117 civic points are a mix of commercial, industrial and institutional uses or vacant land.

If 100 new mobile homes were added to Lake Echo it would change the percentage from 32% to 37% (assuming my building count is accurate).

I hope this is helpful.

Please let me know if you need anymore information

Gayle

Gayle MacLean

>>> David Hendsbee 12/01/2010 4:30 pm >>>

Hi Darrell J:

In reference to the attached flyer, it make statements about the local MPS, are those snippets current or from a dated plan of March 1989 ?

And do we have a current household count for Lake Echo ? Does our Civic Address folks have that data ?

Please advise > David H

>>> Paul Norwood

1/11/2010 8:51 PM >>>

Hi There,

I just wanted to inform you of the letter that has been circulated throughout the community of lake echo (excluding Mountain View Estates) regarding the construction of the mobile home park.

Thanks,
Paul

From: David Hendsbee
To: Pat Mackin
Date: 19/01/2010 4:38 pm
Subject: Re: Lake Echo Mobile Home Park

CC: Darrell Joudrey; Jennifer Little; Peter Kelly

Hello Pat & Bill :

I have not stated my position on this issue. I must keep my neutrality as this application goes through the legislative process. I can only avail myself to hear all opinions and try to sort the facts from fiction. I can not express my final view until the public process concludes. If I did prematurely state my decision, that could leave options for an appeal beyond Council's control.

So I will remain mute on my decision until the time comes to weigh all the real facts that are being studied and assessed.

I have forwarded your comments onward to HRM staff for their assessment and for it to be part of the public record on this proposal.

Best regards -
David Hendsbee

David Andrew Hendsbee
HRM Councillor District 3 :
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>>> Pat Mackin
Hello,

> 1/15/2009 2:02 PM >>>

We attended a meeting on Jan 14/10 regarding the proposal for another mobile home park to be developed in Lake Echo.

Our position is simple. We do not want this to happen under any conditions.

We listened intently to the concerns of the residents who brought up various points trying to find ways to stop the proposed development - from deforestation (haven't we had enough of this with the fire; clearing around Martin's Lake etc.), concerns about the lack of hydrogeological information and lack of data on what a good mix of development is composed of (e.g., single family homes, apartment buildings, mobile homes, others - why does Planning not know this?), traffic issues and so on. We found it appalling that the entire community was not notified and that a resident took it upon himself to pay and distribute notification of this meeting to some of the residences. We are a small community. We ALL need a say. You represent all the people, not only those that live within 300m - 1km of the site. If this development is approved it will have a substantial impact on everyone's quality of life. Gone will be the lovely forested areas of Lake Echo that we moved here to enjoy.

Who wants to live in a community of ~50% mobile home parks? Not me.

The development of single family homes in the area would be a welcome addition to Lake Echo. One level homes for seniors would be ideal if the developer wishes to serve the aging community of Lake Echo.

Food for thought. My mother lives in a lovely 20 story apartment building for 50+ people...what happens when people that age do not apply...they rent to anyone.

Our opinion is NO thank you. Build to fit the community or build somewhere else.

Regards,
Pat and Bill Mackin

From: David Hendsbee
To: Rob Wagner
Date: 19/01/2010 4:40 pm
Subject: Re: proposed Lake Echo trailer park

CC: Darrell Joudrey; Jennifer Little

Hello Rob Susanne :

I have not stated my position on this issue. I must keep my neutrality as this application goes through the legislative process. I can only avail myself to hear all opinions and try to sort the facts from fiction. I can not express my final view until the public process concludes. If I did prematurely state my decision, that could leave options for an appeal beyond Council's control.

So I will remain mute on my decision until the time comes to weigh all the real facts that are being studied and assessed.

I have forwarded your comments onward to HRM staff for their assessment and for it to be part of the public record on this proposal.

Best regards -

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>>> Rob Wagner
Hello David,

> 1/17/2010 11:29 AM >>>

My wife and I weren't able to make the public meeting this past week regarding the proposed new mini-home park in Lake Echo, but I wanted to add our voice to the chorus of residents opposed to the idea. Certainly these parks play an important role in providing affordable housing in HRM, but we believe there is a saturation point, and it does not benefit any community to reach a point where a majority or near-majority of residents reside in what is effectively low-income housing. We already have crime issues in neighbouring communities putting some downward pressure on real estate values, and we fear that adding yet another mini-home park to the Lake Echo-Porters Lake area would have a further dampening affect on our property investment and general quality of life.

Thank you for allowing us the opportunity to provide input.

Regards,

Rob & Susanne Wagner

From: David Hendsbee
To: Gunnell
Date: 19/01/2010 4:43 pm
Subject: Re: Mobile Home Park Meeting Followup

CC: Darrell Joudrey; Jennifer Little

Hello Joan & Gary :

I have not stated my position on this issue. I must keep my neutrality as this application goes through the legislative process. I can only avail myself to hear all opinions and try to sort the facts from fiction. I can not express my final view until the public process concludes. If I did prematurely state my decision, that could leave options for an appeal beyond Council's control.

So I will remain mute on my decision until the time comes to weigh all the real facts that are being studied and assessed.

I have forwarded your thorough comments onward to HRM staff for their assessment and for it to be part of the public record on this proposal.

Best regards -

David Andrew Hendsbee
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>>> "Gunnell"

1/17/2010 1:46 PM >>>

We attended the meeting on January 14th at the Lake Echo Community Centre regarding the Application by Mountain View Mobile Home Park Limited. The meeting was well represented and a lot of our questions were answered but we have some comments and concerns.

1. We feel that the best way the community can benefit would be with a Development Agreement in place with the developer Paul Norwood, limiting the initial build to 200 units. This will give the community time to access the impact this density of housing will have on resources available. With further development to be presented and reviewed by the community before negotiations on an additional 150 units after the first phase is complete. If approved, with no more expansion after the 350 units are completed.

The idea of 55+ seniors housing is something we feel is needed in the area. But, we also need to be able to sustain the additional 200 units with fire protection, policing, access to bussing or other modes of transportation that seniors often require.

2. Our community is small with limited access to resources. Wells are drilled and sewer is released through septic beds. The water and septic systems that were presented as those preferred by the developer are modern and 'the best available at this time', but we feel that with changing technology after the first 200 units are built (say 3-5 years from now) there could possibly be additional technology

that will be better. A water and sewer assessment before the initial build and then again after the build of 200 units be done to ensure that the sewer discharge is captured and that water is not affected. This would make the next phase more acceptable to the community.

3. As Lake Echo grows, so does the cost of fire protection, policing, schooling and transportation. We do not want to grow so fast that these other areas are left behind. As with all areas of HRM, demands on these services can be great.

A traffic impact study was done regarding the intersections at Churchlake Drive and Circle Drive suggesting that the changes to traffic at those intersections would be minimal. But the road surfaces in Lake Echo are rough, holey, and in some places rutted. Churchlake Drive is gravel not paved and presents challenges at any time of year for those of all ages and driving skills. Eventually this road would have to be paved, and it seems the developer has plans to use the road without upgrading it at the his own cost. The existing homeowners will undoubtedly be required to open their purse strings to accommodate the paving. That is not very fair to them. More traffic means more rough patches, holey areas and generally poor roads.

Our fire protection is mostly volunteers and they do a great job. But, will we need additional volunteers or equipment or full time staff.

These are things we appreciate you considering when development of this park is before council for approval or rejection.

Thank you for listening to our concerns and comments.

Joan and Gary Gunnell

From: David Hendsbee
To: Dale Kelly
Date: 19/01/2010 4:57 pm
Subject: Re: NEW COMPONENT HOME PARK, LAKE ECHO ? Second Public Information Meeting - Thurs. Jan.14 7PM - LECC

CC: Darrell Joudrey; Jennifer Little
Hi Dale :

I have not stated my position on this issue. I must keep my neutrality as this application goes through the legislative process. I can only avail myself to hear all opinions and try to sort the facts from fiction. I can not express my final view until the public process concludes. If I did prematurely state my decision, that could leave options for an appeal beyond Council's control.

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DAH

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>>> Dale Kelly · 1/10/2010 2:55 PM >>>
Youve got to be kidding!
are the 2 we have now, not enough to bring in the rif raff and lower our
property values?
I moved here to hopefully someday, see a payoff for my investment not this!

mark me and my home which includes 6 elegible voters a big fat NO Not
Interested

Dale Kelly

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

From: "David Hendsbee" <David.Hendsbee@halifax.ca>
To: "Darrell Joudrey" <joudred@halifax.ca>

Sent: Saturday, January 09, 2010 5:36 PM
Subject: NEW COMPONENT HOME PARK, LAKE ECHO ? Second Public Information

Meeting - Thurs. Jan.14 7PM - LECC

- > Hello Lake Echo Residents :
- >
- > As committed at the last Public Information Meeting (PIM) of July,
- > 2009 there will be a second PIM to discuss the proposed new mobile home
- > / component home park for the Lake Echo area. Please see attached
- > notices.
- >
- > A public notice will appear in the Chronicle Herald newspaper plus I
- > included this paragraph in my H.R.M. District 3 Councillor's Communique
- > - January 2010 - Issue # 146
- >
- > NEW COMPONENT HOME PARK ?
- >
- > There will be a second public information meeting about a re-zoning
- > request to allow for a proposed component home community park in the
- > Lake Echo area that would be adjacent to the existing mobile home parks.
- > This is a follow-up meeting from last year when several questions were
- > raised and points of clarifications were sought about its water
- > services, on-site combined clustered septic systems, and a traffic
- > impact study was requested. This meeting will be held at the Lake Echo
- > Community Centre on Thursday, January 14th at 7:00 PM. (Storm date:
- > Thursday, January 21st).
- >
- >
- > Please circulate this advisory to your friends, family, and neighbours
- > in the Lake Echo area.
- >
- > Best Regards :
- > DAH
- >
- >
- >
- >
- >

From: <dsmrogers
To: "David Hendsbee" <David.Hendsbee@halifax.ca>, ...
Date: 19/01/2010 8:06 pm
Subject: RE: New Trailer Park

CC: "Darrell Joudrey" <joudred@halifax.ca>, "Jen...
Mr. Hendsbee, we can all appreciate your position of neutrality on this subject at this point. Perhaps you or the HRM staff can shed some light on the following concerns (I apologize if this was discussed at the meeting- I was not able to attend). Is a transcript available? When an application, such as this, is reviewed, what consideration is required of the applicant to provide information on the impact of the environment and infrastructure to the surrounding neighbourhoods? Can you tell us what the requirements are and what was submitted? Thank you
Don Rogers

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

From: David Hendsbee [mailto:David.Hendsbee@halifax.ca]
Sent: Tuesday, January 19, 2010 4:24 PM
To: Kevin Burns; Pierre Dubreuil; DianeWebbers & Pat Greene; Jim Gordon; mgaudreau _ _ _ _ _ , Ralph Jacobs; Craig Jordan; Brian Hudgins; Greg Baker; Carla Burns; Hans Beumer; Jim Gordon; Keith Cole; Dave The Plumber; Dan and Joan Regan; LouYounger; MarkFontaine; Brian Hudgins at home; Buz & Janet Kay; Les Mayo; Donald Rogers; Paul & Jacqueline; Jim Larder; Jeffery Dunn; Kevin & Carla Burns; Terry Kneeshaw; rob.ferg _ _ _ _ _ ; LanceMitchell; Wayne Betts; JimHelgason; Luc Lemieux
Cc: Darrell Joudrey; Jennifer Little
Subject: Re: New Trailer Park

Hello All :
I have not stated my position on this issue. I must keep my neutrality as this application goes through the legislative process. I can only avail myself to hear all opinions and try to sort the facts from fiction.
I can not express my final view until the public process concludes. If I did prematurely state my decision, that could leave options for an appeal beyond Council's control.

So I will remain mute on my decision until the time comes to weigh all the real facts that are being studied and assessed.

Best regards -
David Hendsbee

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

>>> Dan and Joan Regan <dregan@live.ca> 1/9/2010 4:02 PM >>>

Some of you may be aware of a new trailer park being developed beside the Wonderland Trailer Park in Lake Echo. This construction is proceeding even though the HRM City Council has not approved a re-zoning necessary for the work to be completed. This park is reported to be built to contain 200 units, but in reality, is large enough for many more, and the developer has talked about 350. The land area is many times that of the existing park, which has a mailing list of 350. When completed, the ratio of high density units (trailers) to conventional single family dwellings will approach 50% in Lake Echo (HRM suggests a limit of 25%). There are several concerns for all of us, with some special concerns for boaters and water front owners. Some of these are the lack of an environmental assessment, the plan to use "Pods" of 15 homes on a single septic system, (10 -20 pods for the park) instead of a separate waste water treatment system, the impact on traffic, and the impact on property values in our area. The single biggest concern is the impact on the lake of another 200 to 350 toilets flushing into the environment upstream of our lake. We have already seen an increase in beach closures due to Fecal Coliform bacteria over recent years.

If you are concerned, or would like to hear some answers on these and many more questions, please plan to attend an open meeting scheduled for Thursday January 14th at 7:00 PM at the Lake Echo Community Center.

Also, please feel free to extend this invitation to anyone you know who cares for our lake and our community and would be interested in attending.

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I hope many of you will attend.

Regards

Dan Regan

From: Michel Gaudreau
To: <dsmrogers@halifax.ca> 'David Hendsbee'...
Date: 19/01/2010 9:39 pm
Subject: RE: New Trailer Park

CC: "'Darrell Joudrey'" <joudred@halifax.ca>, "'Jen...
 Hi Don,

I believe that I may be able to provide you with some of the background information that you are asking about. You will find attached the application file sent by Mr. Norwood to our Councilor dated Jan 09 in PDF format. I have also included an email containing questions and clarifications that I sent to Mr. Joudrey on Sunday 17 Jan 10. I figure that if I let everyone see them other persons will not be asking the same questions from staff.

Mike Gaudreau

-----Original Message

From: dsmrogers
 Sent: January-19-10 8:04 PM
 To: 'David Hendsbee'; 'Kevin Burns'; 'Pierre Dubreuil'; 'DianeWebbers & Pat Greene'; 'Jim Gordon'; mgaudreau 'Ralph Jacobs'; 'Craig Jordan'; 'Brian Hudgins'; 'Greg Baker'; 'Carla Burns'; 'Hans Beumer'; 'Jim Gordon'; 'Keith Cole'; 'Dave The Plumber'; 'Dan and Joan Regan'; 'LouYounger'; 'MarkFontaine'; 'Brian Hudgins'; 'Buz & Janet Kay'; 'Les Mayo'; 'Paul & Jacqueline'; 'Jim Larder'; 'Jeffery Dunn'; 'Kevin & Carla Burns'; 'Terry Kneeshaw'; rob.ferg 'LanceMitchell'; 'Wayne Betts'; 'JimHelgason'; 'Luc Lemieux'
 Cc: 'Darrell Joudrey'; 'Jennifer Little'
 Subject: RE: New Trailer Park

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 When an application, such as this, is reviewed, what consideration is required of the applicant to provide information on the impact of the environment and infrastructure to the surrounding neighbourhoods? Can you tell us what the requirements are and what was submitted?
 Thank you
 Don Rogers

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Cc: Darrell Joudrey; Jennifer Little
Subject: Re: New Trailer Park

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HRM Councillor District 3 :
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>>> Dan and Joan Regan <

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Regards

Dan Regan

From: David Hendsbee
To: dsmrogers
Date: 19/01/2010 10:00 pm
Subject: RE: New Trailer Park

CC: Darrell Joudrey; Jennifer Little

Hi Don :

I see that you copied the appropriate HRM staff. I will ask them to provide you with the information you seek.

Best regards :
David

>>> <dsmrogers 19/01/2010 8:04 pm >>>

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Regards

Dan Regan

From: David Hendsbee
To: Len Goodall
Date: 25/01/2010 9:25 pm
Subject: Re: New mobile home park-Lake Echo

CC: Darrell Joudrey; Jennifer Little; keithcolwel...
Hello Len :

Thanks for your e-mail and opinion on this subject.

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DAH

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>>> "Len Goodall" 25/01/2010 12:23 pm >>>
Dear Mr. Hendsbee, My wife and I have recently been informed that there is a movement to stop the new mobile home park being constructed by Mr. Paul Norwood. I know that the intended use was for to make it a seniors park and we are in full support of Mr. Paul Norwood's construction plans. There are not enough independent living units for seniors in our area. This project would add to the tax base and help our area grow. As a person fast approaching 65 I feel that Mr. Paul Norwood has brought forth an excellent plan and is most deserving to have the right to complete this park. Respectively submitted, Len & Pat Goodall.

From: David Hendsbee
To: Stephanie
Date: 26/01/2010 1:49 pm
Subject: Re: new mobile home park application

CC: Darrell Joudrey; Jennifer Little

Hello Stephanie :

Thanks for your e-mail and opinion on this subject.

I have not stated my position on this issue. I must keep my neutrality as this application goes through the legislative process. I can only avail myself to hear all opinions and try to sort the facts from fiction. I can not express my final view until the public process concludes. If I did prematurely state my decision, that could leave options for an appeal beyond Council's control.

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>>> Stephanie < > 1/14/2010 11:32 AM >>>
Hello Mr. Hendsbee,

I am writing today to address my concerns regarding the proposed mobile home park development in Lake Echo. We recently moved from a high density, low income, high transition neighbourhood. It took us years to save enough to move to Lake Echo.

This proposed development will not only put us back in the same situation, it will affect our quality of life, include a significant increase in traffic and safety for our children, denigrate the water quality and quantity in our wells and pollute our lakes. On top of this, our property values stand the risk of dramatic depreciation.

The only positive in this arrangement is financial for the development company. To date, the government elected representatives have shown no regard for the input of current Lake Echo residents.

Please be assured that should this development proceed against the will of the people of Lake Echo, you will not receive our vote in any future elections. I remind you that your position is to be a voice for the people and to facilitate the best interests of the community.

If you would like to respond, please feel free to contact me.

Sincerely,

Stephanie Jackson

From: David Hendsbee
To: Deb and Les; Keith Cole
Date: 26/01/2010 3:02 pm
Subject: Re: Expansion

CC: Darrell Joudrey; dsmrogers
Hello Les :

Thanks for your e-mail and opinion on this subject.

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>>> "Deb and Les"
Hey David and Keith,

> 1/26/2010 2:57 PM >>>

I unfortunately was unable to make the last two meeting (medical issues) but have been paying particular close attention to them.

As a newly medically retired 50 year old I am in a bit of a situation...the possibility of a retirement complex here in Lake Echo does have some appeal, however at this point in my life I am leaning towards the not in my back yard camp. Not that I have anything against seniors...I will be there any minute..but for the moment is it really what this community needs.

What we need is a High School or Hockey Rink...both of which could fit in the newly cleared area. The fact that Mr. Norwood or whom ever had a cheering section at the meeting is especially disturbing. For someone to set that train of thought in motion obviously does not know the community , I have two sons the oldest is at Dal for his first year the second at ESDH for his first year, we as do you, know that some of the best families in Lake Echo have come from or live in the Lake Echo Trailer Park .

My question is what happens to this proposed seniors park " if they don't come " will they level the complex or simple fill it .They will fill them and the tax dollar's will flow.

This area has such great potential , the city will come to us soon enough , lets make sure we make the right moves to insure that this potential is realized .

Thank you,

Les Mayo
Commodore
Orenda Canoe Club

From: David Hendsbee
To: curtis.messervery
Date: 28/01/2010 6:33 pm
Subject: Re: Lake Echo's Proposed 55+ Village

CC: Darrell Joudrey; Jennifer Little
Hello Curtis :

Thanks for your e-mail and opinion on this subject.

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>>> <curtis.messervery> 28/01/2010 11:27 am >>>
Councillor,

I would like to take a moment of your time to add my personal as well as professional opinion to the official record concerning Paul Norwood's proposal to have the zoning changed on his land in Lake Echo for the purpose of creating a Seniors Mini Home Village.

On a personal note, I know Mr. Norwood, I actually hired him to excavate my land when we built our home in Lake Echo 9 years ago. I've remained in contact with him since and have worked with him on projects like the Lake Echo Playground which, despite it's traffic issues, is a huge benefit to our community and would not have been possible without the time, expertise and donations of Paul and his family. I fully expect that Mr. Norwood will follow through on this project, if given the green light, with strict accordance to his proposal. He does what he says.

On a professional level, as a Realtor who deals with the 55+ demographic, more and more as of late, I see first hand the difficulties people are having with the concept of downsizing and finding a suitable living arrangement. The default position of downsizers and realtors to some extent was that a condo was the best choice to reduce the upkeep of the family home. This position is becoming less favorable to many seniors because, at the end of the day, your leaving your community and moving into a building.

What Paul Norwood is proposing is a concept that is having success in every other part of the country except for here. Nova Scotia and particularly HRM is the only place I know of that doesn't offer vibrant living options for it's seniors. I, personally, have several clients who are waiting for this to happen, two couples actually attended the public hearing to see if this was really going to happen or if they were going to have to look elsewhere. The market is looking for alternatives to the current housing options and Mr. Norwood's proposal would be a very popular option for many who are in that market.

When I consider a validity or value of an idea, I try to put myself in the shoes of the person the idea is aimed at. With this proposal I visualized my parents needing to move and considered this type of arrangement versus the choices available today, I would have no trouble at all recommending this type of arrangement to my parents.

I hope this development gets the necessary approvals to move forward and I hope to see more of these communities develop in other parts of our city and province, it's long overdue.

Sincerely,

Curtis Messervey, BBA, SRES
HomeLife Real Estate

From: David Hendsbee
To: charlebois
Date: 28/01/2010 8:01 pm
Subject: Re: NEW COMPONENT HOME PARK, LAKE ECHO ? Second Public Information Meeting

CC: Jennifer Little, Darrell Joudrey
Hello John :

Thanks for your e-mail and opinion on this subject.

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Best regards -
DAH

David Andrew Hendsbee
-----Original Message-----
From: "John and Terry Charlebois"
To: David Hendsbee <David.Hendsbee@halifax.ca>

Sent: 1/28/2010 7:49:27 PM
Subject: Re: NEW COMPONENT HOME PARK, LAKE ECHO ? Second Public Information Meeting -
Thurs Jan.14 7PM - LECC

Hi Mr Hendsbee

My wife and I were out of province and so were unaware of this meeting. Quite frankly I'm very concerned about allowing more trailer parks in this area. I can't see how there couldn't be significant potential for negative impact to property values, not to mention the waste water concerns mentioned in the attachments. What was the outcome of the meeting? Is there still opportunity for comment or have we missed our chance?

John Charlebois
----- Original Message -----
From: "David Hendsbee" <David.Hendsbee@halifax.ca>
To: "Darrell Joudrev" <ioudred@halifax.ca>

Sent: Saturday, January 09, 2010 5:36 PM
Subject: NEW COMPONENT HOME PARK, LAKE ECHO ? Second Public Information Meeting - Thurs Jan.14 7PM - LECC

> Hello Lake Echo Residents :
>

- > As committed at the last Public Information Meeting (PIM) of July,
- > 2009 there will be a second PIM to discuss the proposed new mobile home
- > / component home park for the Lake Echo area. Please see attached
- > notices.
- >
- > A public notice will appear in the Chronicle Herald newspaper plus I
- > included this paragraph in my H.R.M. District 3 Councillor's Communique
- > - January 2010 - Issue # 146
- >
- > NEW COMPONENT HOME PARK ?
- >
- > There will be a second public information meeting about a re-zoning
- > request to allow for a proposed component home community park in the
- > Lake Echo area that would be adjacent to the existing mobile home parks.
- > This is a follow-up meeting from last year when several questions were
- > raised and points of clarifications were sought about its water
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- > Please circulate this advisory to your friends, family, and neighbours
- > in the Lake Echo area.
- >
- > Best Regards :
- > DAH
- >
- >
- >
- >
- >

From: David Hendsbee
To: Joanne Duffy
Date: 04/02/2010 12:13 pm
Subject: Re: Proposed Retirement Village for Lake Echo

CC: Darrell Joudrey; Jennifer Little
Hello Joanne :

Thanks for your e-mail and opinion on this subject.

I have not stated my position on this issue. I must keep my neutrality as this application goes through the legislative process. I can only avail myself to hear all opinions and try to sort the facts from fiction. I can not express my final view until the public process concludes. If I did prematurely state my decision, that could leave options for an appeal beyond Council's control.

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>>> Joanne Duffy · 03/02/2010 9:23 pm >>>

Dear Mr. David Hendsbee,

Please see the attached letter addressing our views on the proposed retirement village for Lake Echo. If you have any questions, please do not hesitate to contact us.

Thank you,
Joanne Duffy

Dear Mr. David Hendsbee,

I am writing to you regarding the proposed mobile home retirement village being developed in Lake Echo. Our family has resided in Lake Echo for over 50 years and have watched as well as participated in the development of the community over the years. We feel that the proposed retirement village is a wonderful idea and the developer has our full support. It is important to us that we support our elders as we will be in the same position someday.

It is also important for us as a community to support local business such as Mountainview Mobile Homes Park. We would much rather see a local business develop this land than have it sold to a large company that has knows nothing about the area or the people who reside here. The developer was raised in this area and still resides here. He knows the concerns and needs of the area and is attempting to improve our community for the young and old by the developing a retirement village as well as hiking trails and a sports field.

After reviewing the plans for the treatment of water and sewage that would be used in the proposed retirement village, it is clear that it is much better for the environment to have this system in place than to sell of the land acre by acre and have homes built. If subdivision of some sort was put into place, each home would have its own septic system and well. By using the treatment system the developer plans on using, the environment will sustain less damage. We are sure that all other environmental assessments well be completed before the construction will begin.

Finally, a retirement village will provide seniors with an affordable housing option. Many seniors are unable to perform the tasks of taking care of a yard would like to downsize. Some can not walk up and down stairs and others travel so they do not have the need for a large home. A retirement village will also provide seniors with companionship. It will seniors a chance to meet other seniors who have common interests and hobbies.

In closing, I would just like to say this letter contains the views of the people listed below. If you have any questions please do not hesitate to contact us. We are in complete support of this project.

Sincerely,

Joanne & John Duffy
Donna & Joe Cameron -
Judith Cameron -
Teresa & Bill Webb -

From: David Hendsbee
To: joseph arsenault
Date: 04/02/2010 12:16 pm
Subject: Re: new mini home park

CC: Darrell Joudrey; Jennifer Little
Hello Joe :

Thanks for your e-mail and opinion on this subject.

I have not stated my position on this issue. I must keep my neutrality as this application goes through the legislative process. I can only avail myself to hear all opinions and try to sort the facts from fiction. I can not express my final view until the public process concludes. If I did prematurely state my decision, that could leave options for an appeal beyond Council's control.

So I will remain mute on my decision until the time comes to weigh all the real facts that are being studied and assessed.

I have forwarded your comments onward to HRM staff for their assessment and for it to be part of the public record on this proposal.

Best regards -
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

>>> joseph arsenault <

04/02/2010 11:48 am >>>

there is no reason why there should not be a new mini home. i now live in mountianview park and would like to relocate in the new one i am a senior. i think it would be a great place for the seniors. Joe Arsenault

From: Michel Gaudreau
To: <joudred@halifax.ca>
Date: 24/02/2010 5:47 pm
Subject: RE: Case 01278 Request to Amend Planning District 8&9

Mr Joudrey,

I believe that when I emailed this to you in mid-January, my return email address may have been incorrect. Has any progress been made on any of the points below?

Thank you,

Michel Gaudreau

From: Michel Gaudreau
Sent: January-17-10 8:31 PM
To: 'joudred@halifax.ca'
Subject: Case 01278 Request to Amend Planning District 8&9

Good day Mr Joudrey,

I would like to forward the following points and concerns in addition to those brought up at the Public Information Meeting held on Thursday 14 January 2010. They are not in any specific order of importance, but would like to ensure that they be included as part of the public record and included as questions received from the public for consideration by council.

The question was brought forward in regards to what is considered an acceptable mobile home to single family home ratio for future development in Lake Echo. The MPS states that "At the present time the park accounts for approximately twenty-two per cent 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". Staff stated that no information had been found regarding what is normally considered an acceptable ratio and no further consideration was given. I would request that this question be thoroughly investigated using the resources that are available to you including research written by the Canadian Housing and Mortgage Corporation (CMHC) and Statistics Canada, and that it be thoroughly followed-up before any further consideration is given for the proposal. I estimate that the current ratio is currently in the area 32 percent and would become approximately 49

percent if the development of up to 350 homes is permitted to proceed as requested. The numbers I am using are based on approximations provided by Canada Post and are currently 350 mobile homes and 725 single family homes in the community. The possibility of such a high ratio of mobile homes to single-family homes in a community is not only unsettling, it is very likely precedence setting in Nova Scotia

The proposal and discussions held at the PIM did not answer the environmental concerns of many residents present. It is acknowledged that the Developer is proposing a technology that potentially significantly reduces the toxicity of the effluent released to the environment; what has not been addressed is the effects on the environment of the sheer volume of effluent being percolated into the soils around Lake Echo. Again I would like to quote a portion of the MPS that states that "The problems experienced with the quality of water in the lakes have been described in Section II. While the major and immediate problem has been rectified, it is questionable whether or not the soil capability of the lands surrounding the lakes can support high density residential development without permanent damage to the receiving waters." "For these reasons, high density residential development including new mobile home parks and multiple unit dwellings is not supported within the Designation". The developer has based the proposal on the statement that they will not be directly discharging effluent into water courses therefore the new technology should be considered acceptable. It is very disturbing that the application is being considered without a complete understanding of the effects on the environment of hundreds of additional homes. The developer may say that a pod will service approximately 50 homes, but 300 homes is really the equivalent of 300 septic fields being percolated into the lands surrounding the lakes within a very small area. Very little research or consideration has been given to the environmental effects of this project before Staff recommended to council to proceed with the approval process. This is very disturbing and I would request that further studies be done before it is given further consideration.

The question of the possible effects on single family home values was asked and remains unanswered despite considerable ridicule from the residents of the current mobile home parks. I request that this issue be considered and assessed based on the disproportionate estimated ratio of almost 50% mobile home to single family homes. If it has been determined that this will not have any negative effect on re-sale values of single family homes, I would request that it be clearly identified and concurrently if it will have a negative effect it should also be clearly stated and considered.

The developer has continued to claim that he intends on developing a retirement community and restrict the sale of home to couples or individuals over fifty years old. This statement has been clearly identified as being non-enforceable and likely easily challenged in a court of law. I request that this be made part of the public record and made available to council as it puts the applicant's credibility into question.

Thank you very much,

Michel Gaudreau

From: "Deb and Les"
To: "Darrell Joudrey" <joudred@halifax.ca>
Date: 25/02/2010 9:56 am
Subject: Re: Expansion

CC: "Michel Gaudreau"
Hello Darrell,

My home number is

Les Mayo
Commodore
Orenda Canoe Club

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

From: "Darrell Joudrey" <joudred@halifax.ca>
To: "Deb and Les"
Cc: "Jennifer Little" <littlej@halifax.ca>; <dsmrogers
Sent: Thursday, February 25, 2010 9:24 AM
Subject: Re: Expansion

Good Morning,

Could you please provide me with your phone number in order to enter your comment regarding Case 01278 as part of the public record attached to the staff report.

Thank you.

Darrell

Darrell Joudrey
Planner
Community Development
Planning Applications - Eastern Region
P. O. Box 1749
Halifax
Nova Scotia
B3J 3A5
Canada
phone (902) 490.4181
facsimile (902) 490.4346

>>> David Hendsbee 26/01/2010 3:02 pm >>>
Hello Les :

Thanks for your e-mail and opinion on this subject.

I have not stated my position on this issue. I must keep my neutrality as this application goes through the legislative process. I can only avail myself to hear all opinions and try to sort the facts from fiction. I can not express my final view until the public process concludes. If I did prematurely state my decision, that could leave options for an appeal beyond

Council's control.

So I will remain mute on my decision until the time comes to weigh all the real facts that are being studied and assessed.

I have forwarded your comments onward to HRM staff for their assessment and for it to be part of the public record on this proposal.

Best regards -
DAH

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

>>> "Deb and Les'
Hey David and Keith,

1/26/2010 2:57 PM >>>

I unfortunately was unable to make the last two meeting (medical issues) but have been paying particular close attention to them.
As a newly medically retired 50 year old I am in a bit of a situation...the possibility of a retirement complex here in Lake Echo does have some appeal, however at this point in my life I am leaning towards the not in my back yard camp. Not that I have anything against seniors...I will be there any minute..but for the moment is it really what this community needs.

What we need is a High School or Hockey Rink...both of which could fit in the newly cleared area.
The fact that Mr. Norwood or whom ever had a cheering section at the meeting is especially disturbing.
For someone to set that train of thought in motion obviously does not know the community , I have two sons the oldest is at Dal for his first year the second at ESDH for his first year, we as do you, know that some of the best families in Lake Echo have come from or live in the Lake Echo Trailer Park .

My question is what happens to this proposed seniors park " if they don't come " will they level the complex or simple fill it .They will fill them and the tax dollar's will flow.

This area has such great potential , the city will come to us soon enough , lets make sure we make the right moves to insure that this potential is realized .

Thank you,

Les Mayo
Commodore
Orenda Canoe Club

From: "Buz, Jan, Ben" <b
To: "Darrell Joudrey" <joudred@halifax.ca>
Date: 25/02/2010 10:40 am
Subject: Re: Lake Echo

Thanks Daryl - my view is that this proposal is not good for our community. Considering the application itself requests changes to by - laws set to protect communities should cause anyone concern. This does not fit with the planning strategy for the area. I have been a resident of Lake Echo for 32 years and live on the water's edge and have watched the deterioration of the lake over the years as different " projects " that started out as one thing end up to be yet another with little or no monitoring which have impacted the lake quality significantly. The additional numbers projected cannot be supported by the current infrastructure.

What I am particularly concerned about is the lack of information available to residents of our community.
I intend to try and do something about this issue.

David Kay

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

From: "Darrell Joudrey" <joudred@halifax.ca>
To: <buz.kay@halifax.ca>
Cc: "Kurt Pyle" <pylek@halifax.ca>
Sent: Thursday, February 25, 2010 9:14 AM
Subject: Re: Lake Echo

Good Morning,

Could you please provide me with your phone number in order to enter your comment regarding Case 01278 as part of the public record attached to the staff report.

Thank you.

Darrell

Darrell Joudrey
Planner
Community Development
Planning Applications - Eastern Region
P. O. Box 1749
Halifax
Nova Scotia
B3J 3A5
Canada
phone (902) 490.4181
facsimile (902) 490.4346

>>> David Hendsbee 15/01/2010 1:26 pm >>>

Janet

I have not stated my position on this issue. I must keep my neutrality as this application goes through the legislative process

I can only avail myself to hear all opinions and try to sort facts from fiction.

I can not express my final view until the public process concludes. If I did prematurely state my decision, that could leave options for an appeal beyond Council control.

So I will remain mute on my decision until the time comes to weigh all the real facts that are being studied and assessed.

Best regards -

David Hendsbee

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

From: "Buz, Jan, Ben"

To: <david@hendsbee.ns.ca>

Sent: 1/15/2010 1:06:12 PM

Subject: Lake Echo

Hi David - was not able to get to the meeting last night but am wondering why byou are supporting this request for a " change " to the by laws which were obviously created as a result of sound research intended to protect the interests and well being of our community ?

This has most of your supporters very very upset ??

From: Pat Mackin
To: Darrell Joudrey <joudred@halifax.ca>
Date: 02/03/2010 8:47 am
Subject: Re: Lake Echo Mobile Home Park

Hello,

Our phone number is .

Regards,
Pat & Bill Mackin

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

From: "Darrell Joudrey" <joudred@halifax.ca>
To: "Pat Mackin"
Cc: "Peter Kelly" <kellyp@halifax.ca>; "Jennifer Little" <littlej@halifax.ca>
Sent: Thursday, February 25, 2010 9:19 AM
Subject: Re: Lake Echo Mobile Home Park

Good Morning,

Could you please provide me with your phone number in order to enter your comment regarding Case 01278 as part of the public record attached to the staff report.

Thank you.

Darrell

Darrell Joudrey
Planner
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Planning Applications - Eastern Region
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B3J 3A5
Canada
phone (902) 490.4181
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>>> David Hendsbee 19/01/2010 4:38 pm >>>
Hello Pat & Bill :

I have not stated my position on this issue. I must keep my neutrality as this application goes through the legislative process. I can only avail myself to hear all opinions and try to sort the facts from fiction. I can not express my final view until the public process concludes. If I did prematurely state my decision, that could leave options for an appeal beyond Council's control.

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I have forwarded your comments onward to HRM staff for their assessment and for it to be part of the public record on this proposal

Best regards -
David Hendsbee

David Andrew Hendsbee
HRM Councillor District 3 :
Preston - Lawrencetown - Chezzetcook
Tel #: 829-2465
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E-mail: david@hendsbee.ns.ca
Web-site: www.halifax.ca/district3
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>>> Pat Mackin > 1/15/2009 2:02 PM >>>
Hello,

We attended a meeting on Jan 14/10 regarding the proposal for another mobile home park to be developed in Lake Echo.

Our position is simple. We do not want this to happen under any conditions.

We listened intently to the concerns of the residents who brought up various points trying to find ways to stop the proposed development - from deforestation (haven't we had enough of this with the fire; clearing around Martin's Lake etc.), concerns about the lack of hydrogeological information and lack of data on what a good mix of development is composed of (e.g., single family homes, apartment buildings, mobile homes, others - why does Planning not know this?), traffic issues and so on. We found it appalling that the entire community was not notified and that a resident took it upon himself to pay and distribute notification of this meeting to some of the residences. We are a small community. We ALL need a say. You represent all the people, not only those that live within 300m - 1km of the site. If this development is approved it will have a substantial impact on everyone's quality of life. Gone will be the lovely forested areas of Lake Echo that we moved here to enjoy.

Who wants to live in a community of ~50% mobile home parks? Not me.

The development of single family homes in the area would be a welcome addition to Lake Echo. One level homes for seniors would be ideal if the developer wishes to serve the aging community of Lake Echo.

Food for thought. My mother lives in a lovely 20 story apartment building for 50+ people...what happens when people that age do not apply...they rent to anyone.

Our opinion is NO thank you. Build to fit the community or build somewhere else.

Regards,
Pat and Bill Mackin

From: David Hendsbee
To: Darrell Joudrey
Date: 03/03/2010 3:09 pm
Subject: Fw: FW: Meeting Citizens for Responsible Development

CC: Jennifer Little
FYI - in regards to the Mountainview MHP Ltd / Norwood proposal - DH

From: Karen Cooke
To: <Undisclosed-Recipient;>
Date: 03/03/2010 6:29 am
Subject: Fw: FW: Meeting Citizens for Responsible Development

Hello Orenda;

I am forwarding this email to you for your information and consideration. - Karen Cooke

Hi Karen!

Could you send this out. This is in relations to the new Mini Home park that is being developed in Lake Echo. There is a meeting on Wed March 3, 2010 at 7:00 p.m. at St Davids church hall.

I think that there may be many who would wish to attend as it will effect our whole community greatly.

Thanks,

Katheleen

Good evening everyone,

Malcolm Firth has once again graciously found us a place to hold our next meeting. We have drafted up an agenda that we can use as a guideline for the meeting. If you would like to introduce something for discussion, you may email it to me or present it when we meet next week. We would appreciate it if you could email me to let me know if you are coming and if you are bringing any friends with you at the meeting. That will give Malcolm and myself a chance to set up the hall beforehand and get a feel for how much interest is out there for our goal.

Thank you and see you next Wednesday.

Mike

Meeting Scheduled for Wednesday 3 March 2010

Location St David's Church Hall

Time 7PM

Agenda

Old Business: None

New Business:

1. Summary of previous meeting for new members
2. Appointment of executive positions: (Treasurer, Secretary, Chairman, etc..)
3. Finalize and accept Group's, Name, Mission, and Goal.
4. Petition. How is it to be delivered, Council/Community Council? Who wants to be in Charge? Finite timelines for completion?
5. Delivering information to those without the internet. How do we distribute information to group members who don't have the internet or use email?
6. Growth of the organization. How do we recruit new members? Privacy of Information.
7. Marine Drive and Canal Community Council. What is their purpose, Can they defeat Staff Report? Can we make representation? Someone to be in charge of finding out from D.Hendsbee and requesting opportunity to make representation. Next Community Council meeting 10 March 2010 Lawrencetown Community Centre.

8. Public Information Meeting. Can we ask to have another PIM held using lack of distribution of information as basis of request? Does someone want to become responsible for this?

9. Media. Do we want to stir public interest? How do we do it? Does someone want to become responsible for this?

10. Open forum, discussion items.

Adjournment:

From: "Gunnell"
To: "Darrell Joudrey" <joudred@halifax.ca>, "J Litt ..."
Date: 08/03/2010 9:57 am
Subject: Mountain View Mobile Home Park /Stillwater Village

We wrote an email January 17th expressing our concerns about the Mountain View Mobile Home Park Application that was presented at a community meeting January 14, 2010.

Since that time, there has been advertising in the local paper for a "Seniors Mobile Home Park" called Stillwater Village located in Lake Echo. These are one and the same as far as we can determine.

Is this a done deal? because the advertising sure made it sound like it is.

That raises questions about the integrity of all those presenting information at the community meetings. It is our opinion that the voices of existing residents of Lake Echo and Mineville are being ignored by the very developers that said they would listen and act on the concerns expressed. I include Mineville here, because they share the watershed lakes and resources of the area with the residents of Lake Echo. They will be affected by the results of runoff, deforestation, increased traffic, fire and policing protection and possible pollution of the lake system.

We have reviewed the information received both at the meetings and from local sources (including newspapers, emails from representatives, and local residents who oppose the development) and find the developers working to their own agenda and that agenda does not benefit the whole of Lake Echo.

Any support that we would have had for this project has gone and we are firmly opposing this application.

Joan and Gary Gunnell

From: David Hendsbee
To: jggunnell; Darrell Joudrey, Jen...
Date: 08/03/2010 10:26 am
Subject: Re: Mountain View Mobile Home Park /Stillwater Village

Hello All

Any promotion for pre-sale of lots seems to be premature at this point.

The web-site for Patterson Sales . Com should be modified and tempered to reflect that this application is still in a plan / proposal stage only.

Regards - David H

-----Original Message

From: "Gunnell" <>

To: David Hendsbee <David.Hendsbee@halifax.ca>

To: Darrell Joudrey <joudred@halifax.ca>

To: Jennifer Little <littlej@halifax.ca>

Sent: 3/8/2010 9:57:11 AM

Subject: Mountain View Mobile Home Park /Stillwater Village

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Regards - David H
-----Original Message-----
From: "Gunnell"
To: David Hendsbee <David.Hendsbee@halifax.ca>
To: Darrell Joudrey <joudred@halifax.ca>
To: Jennifer Little <littlej@halifax.ca>

Sent: 3/8/2010 9:57:11 AM
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Joan and Gary Gunnell

From: <Jaak.Sildoja
To: <joudred@halifax.ca>
Date: 08/03/2010 10.52 am
Subject: Case 01278 - Mtn View Mobile Home Park

CC: <pylek@halifax.ca>, <David.Hendsbee@halifax.ca>...
Hello Darrell,

I've been in attendance at the public information sessions regarding Case 01278, Mountain View Mobile Home Park, and have a few questions for you...

1. Can you provide a quick update on the status of the application, and if possible, briefly outline the next steps / timeline in the process?
2. When / is a draft staff report of going to be available for viewing, prior to submission for council?
3. I'm not sure what HRM Community Development and Planning Services policy is on electronic file sharing, but would it be possible to get electronic files (.shp or .pdf) of the following:
 - a. "Map 1 - Generalize Future Land Use" (Dated 22 May 2009 from HRM Community Planning Services) - I have this as .pdf, .shp would be beneficial
 - b. "Map 2 - Location and Zoning" (Dated 22 May 2009 from HRM Community Planning Services) - I have this as .pdf, .shp would be beneficial
 - c. Any electronic maps that the proponent has submitted (I.e. their proposed development plan showing the mobile home clusters / drainage, etc that they had at the last public information session).
 - d. Any map(s) showing the extent of the existing mobile home parks.
-> Ideally larger areas of Lake Echo, say twice the view of in 3a and 3b, that would show Myra Road and the full extent of Lake Echo to hwy 107.

4 As an FYI, the HRM link pertaining to the application appears to be down, <http://www.halifax.ca/planning/Case01278Details.html>

Thank-you for your time,

Jaak

From: Judy <judidid
To: <joudred@halifax.ca>
Date: 08/03/2010 7:19 pm
Subject: From Judy Spence re Lake Echo

CC: <Stoffpl@parl.gc.ca>, David Hendsbee <hendsbd@h...

Mr. Joudrey,

I have lived in Lake Echo since 1973 . Over the years , I have frequently been made aware of the delicate nature of the environment surrounding the lake. The sensitive ecosystem has been taxed on many occasions.

When I first moved here , the lake was almost pristine , the water clear and pollution free . Over the years we have seen many changes. There was the gaspereau kill that the " authorities" denied at first , but at the bottom line , the system was poisoned by rocks exposed at the airport. After much digging I got to the truth from a scientist involved .

After a pizza shop opened on the river between Martin Lake and Lake Echo , a scum could be seen under the bridge and to the south of it.

After that , the amount of algae growth increased , perhaps not all due to that business , but also by increased building on the lake .

Some of these lots were not originally approved .

The list is not exhausted.

Developers do not seem to care whether they are taxing the ecosystem.

Apparently neither does the government . The developers bottom line is \$... the reps : get me reelected.

After the fire that raged through the area , the ground cover and soil have been compromised. I strongly urge that an environmental study be conducted to assess the capability of the area to withstand such development.

I am extremely disappointed that politics overrides the need to preserve and protect our waterways, not only in Lake Echo , but in other areas where corporate greed overrides common sense.

Yours truly , Judy Spence
Lake Echo

From: David Hendsbee
To: Darrell Joudrey; Eric Bannerman; Jennifer Little
Date: 09/03/2010 1:22 pm
Subject: Re: Proposed expansion of Mobile Home Park in Lake Echo - Case #01278

CC: keithcolwell@eastlink.ca; sidprest.mla@ns.alia...
Hello Eric:

Thank you for your e-mail.

For your information, this development proposal has been advertised, by legislative obligation, by HRM in the Chronicle Herald and notices were sent out to abutting property owners. In fact, the municipality expanded that circulation zone beyond its policy and included more adjacent properties. Your property is in fact 1.5 km away (via the road network) therefore was not included in that distribution.

As for my responsibilities as Councillor, I promoted this by my monthly newsletter ad in the Eastern Gazette (Jan. 2010 Issue # 146) see attached pdf and I even took the liberty to put it on the community centre message board as well.

Furthermore, HRM has posted more details on its web-site so other concerned residents can retrieve information about this application and proposal. Go to this link :

<http://www.halifax.ca/planning/Case01278Details.html>

I trust you will find this helpful.

Best regards :
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

>>> Eric Bannerman < > 09/03/2010 12:31 pm >>>
Mr. Darrell Joudrey
Planning Services - HRM

Mr. Joudrey,

As a long-time resident (since 1978) of Lake Echo, I am appalled and concerned regarding the proposed expansion of the mobile home park in our community. I live approximately 1/2 Km. from the present park and I was not informed by HRM staff or Councillor David Hendsbee that this proposal had been put forward. All residents in the area should have been informed, including anyone connected with the watershed area. Everyone that may be affected should be allowed to express their opinion to their elected officials who will be making the decisions on behalf of their constituents.

My main concern is environmental. As someone who thoroughly enjoys the lake, I have noticed over the past few years a deterioration of water quality. My dog and I try to swim early every morning, rain or shine (June to October); but have noticed a significant scum on the lake many mornings

From: David Hendsbee
To: Darrell Joudrey; Eric Bannerman; Jennifer Little
Date: 09/03/2010 1:22 pm
Subject: Re: Proposed expansion of Mobile Home Park in Lake Echo - Case #01278

CC: keithcolwell@eastlink.ca; sidprest.mla@ns.alia...
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As for my responsibilities as Councillor, I promoted this by my monthly newsletter ad in the Eastern Gazette (Jan. 2010 Issue # 146) see attached pdf and I even took the liberty to put it on the community centre message board as well.

Furthermore, HRM has posted more details on its web-site so other concerned residents can retrieve information about this application and proposal. Go to this link :

<http://www.halifax.ca/planning/Case01278Details.html>

I trust you will find this helpful.

Best regards :
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

>>> Eric Bannerman 09/03/2010 12:31 pm >>>
Mr. Darrell Joudrey
Planning Services - HRM

Mr. Joudrey,

As a long-time resident (since 1978) of Lake Echo, I am appalled and concerned regarding the proposed expansion of the mobile home park in our community. I live approximately 1/2 Km. from the present park and I was not informed by HRM staff or Councillor David Hendsbee that this proposal had been put forward. All residents in the area should have been informed, including anyone connected with the watershed area. Everyone that may be affected should be allowed to express their opinion to their elected officials who will be making the decisions on behalf of their constituents.

My main concern is environmental. As someone who thoroughly enjoys the lake, I have noticed over the past few years a deterioration of water quality. My dog and I try to swim early every morning, rain or shine (June to October); but have noticed a significant scum on the lake many mornings

(perhaps 25% of the time). This scum stays until the wind comes up and is dissipated into the water. Also the water in Lake Echo is very dark and it is difficult to see more than a few feet. The increase in particulate matter and algae in the lake are perhaps a result of fertilizers, fecal matter and other nutrients getting into the water system. High density housing with high volume effluent would only add to the strain on the watershed's ability to cope.

I support development in the HRM and in Lake Echo. However it should be a balanced approach, with the proper ratio of services, single family dwellings, mobile homes, retail outlets, etc. I understand that if this proposal is allowed to proceed, and all 350 additional mobile homes are located here, that the ratio of single homes to mobile homes will be 1 to 1. I don't believe this is permitted under the current Municipal Planning Strategy and Land Use By-laws. I am not sure how this new proposal would affect the value of current homes in the community.

Other issues that come to mind include an increase in traffic, police and fire protection, schooling, garbage collection and other services that would be required.

In closing, I would ask that no changes be made to the present zoning or any amendments be made to the existing Municipal Planning Strategy; at least until proper environmental, social, and services availability studies have been done to analyze the effects of this sizable development. Also it is councillor Hendsbee's responsibility to ensure that all residents in this community are made aware of the developments that may affect them, their families and their properties.

Eric/Christine Bannerman

Lake Echo residents

From: David Hendsbee
To: Darrell Joudrey; Eric Bannerman; Jennifer Little
Date: 09/03/2010 1:24 pm
Subject: Re: Proposed expansion of Mobile Home Park in Lake Echo - Case #01278

CC: keithcolwell@eastlink.ca; sidprest.mla@ns.alia...
Hello Eric & Christine:

Thank you for your e-mail.

For your information, this development proposal has been advertised, by legislative obligation, by HRM in the Chronicle Herald and notices were sent out to abutting property owners. In fact, the municipality expanded that circulation zone beyond its policy and included more adjacent properties. Your property is in fact 1.5 km away (via the road network) therefore was not included in that distribution.

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Eric/Christine Bannerman

Lake Echo residents

From: <seancassidy;
To: <joudred@halifax.ca>
Date: 09/03/2010 2:19 pm

CC: <david@hendsbee.ns.ca>, <colwelkw@gov.ns.ca>, <...
Mr. Joudrey,

I am writing to you to express my concern regarding the proposed Mobile Home Park Development in Lake Echo (Case 1278). I have been a resident of Lake Echo for 10 years and live at 45 River Drive.

Unless specific limitations/restrictions are placed on the development, I am not in favour of the project proceeding, for the following reasons:

1) Safety

We currently have a poorly controlled 3-way "Y" intersection at the junction of: Sunrise Drive, Snow White Drive and Circle Drive, located immediately next to the community playground. This is already dangerous. Having an additional 200 cars (300..500..whatever the latest ever-expanding estimate is concerning the number of new mobile homes) will only make things worse for the children of our community. At a bare minimum, new developments in the area should not escalate the problem. Possible suggestion: curbs, sidewalks, cross-walks, traffic lights?

I have 3rd party information that suggests that a Traffic Study has been completed for the intersection of Circle Drive and Hwy 7 only. Hopefully, I am mis-informed as this would clearly fall short of any due diligence in regard to assessing traffic and safety issues for the proposed development.

2) Environmental Concern – Water Supply

Many homeowners in the community have tenuous water supplies. The drilled wells are deep and cannot handle sustained pumping, particularly in the summer months. Additional withdrawal of groundwater in a high-density development would add undue stresses to the aquifer. For this reason alone, development or expansion of the mobile home park needs to be severely limited. Any development that proceeds must guarantee that the water quality and quantity of our supply wells will not be compromised.

3) Environmental Concern – Surface Water Quality

The Municipal Planning Strategy makes numerous references to the sensitivity of the Lake Echo watershed with respect to septic field effluent.

"Although there are isolated problems elsewhere with both water quality and septic system malfunctions, Lake Echo is the only community that is facing potentially serious problems at the present time."

It also makes reference to periodic failures of the septic systems in the existing Mobile Home Park. Although technologies may have improved for on-site treatment of sewage, a clearer understanding of the environmental threats to our community is needed before even considering approval of a high-density housing development. I would suggest that a formal Environmental Impact Assessment should be required for this project.

4) Community Vision

As stated in the Municipal Planning Strategy:

"At the present time the park [Wonderland Trailer Park] accounts for approximately twenty-two per cent 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."

And:

"There is a strong feeling in the community that any permitted expansion should be in proportion to the overall growth of the community. Park expansion is relatively rapid compared with the type of residential development historically experienced in the area over the past ten years."

Clearly, the existing Mobile Home Park is an integral part of our community. However it is not the vision of our community to become disproportionately composed of Mobile Homes. Any changes to the vision of a community should be made at the community level, with input from all stakeholders – not just developers or tax collectors. Have our elected or municipal officials made the entire community aware of this substantial alteration to Lake Echo?

I would request that this development proposal be denied for the time being. Let the community reflect and arrive at our own vision for how it should be developed. And in the meantime, keep to the Municipal Planning Strategy that is already in place.

Sincerely,
Sean Cassidy

Ps. I've copied this email to David Hendsbee and Keith Colwell. I've also copied Dwayne Provo who I believe is the Lake Echo community correspondent with CBC radio. If any of you would like to discuss this further, I would welcome your opinions or suggestions.

From: <seancassidy
To: <joudred@halifax.ca>
Date: 09/03/2010 2:22 pm
Subject: Proposed Mobile Home Park Development in Lake Echo (Case 1278)

CC: <colwelkw@gov.ns.ca>, <david@hendsbee.ns.ca>, <...
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From: David Hendsbee
To: Anna Norwood
Date: 09/03/2010 5:18 pm
Subject: Re: Info Night > Fri. March 19/10

CC: Darrell Joudrey; Jennifer Little
Hi Anna - ok for me. I will advise Darrell Joudrey that you are planning in doing this as a voluntary information session to provide details and other information for concerned folks . Perhaps Paul may want to announce it at the upcoming Community Council Meeting of March 10... ok ? > DH

>>> Anna Norwood > 3/9/2010 4:13 PM >>>

David,
Paul is able to book the rec center on Friday March 19 for an info night with the residents of Lake Echo. Sure hope that this will work for you. Could you reply ASAP as we are trying to may all necessary arrangements.Thanks

IM on the go with Messenger on your phone
<http://go.microsoft.com/?linkid=9712960>

From: Eric Bannerman
To: "David Hendsbee" <David.Hendsbee@halifax.ca>,
Date: 09/03/2010 10:05 pm
Subject: RE: Proposed expansion of Mobile Home Park in Lake Echo - Case #01278

CC: <keithcolwell@eastlink.ca>, <sidprest.mla@ns.al...
Hi David, Thanks for the update. I did not see any of the notices that you mention; my neighbors didn't either. I feel that anyone living in Lake Echo proper and those living in the watershed should have received the distribution as this proposal may affect them perhaps more than some of the closer neighbors. It will be interesting to see how this develops. Can you tell me what are the next steps that take place in this process?
Regards, Eric

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

From: David Hendsbee [mailto:David.Hendsbee@halifax.ca]
Sent: Tuesday, March 09, 2010 1:24 PM
To: Eric Bannerman; Darrell Joudrey; Jennifer Little
Cc: keithcolwell@eastlink.ca; sidprest.mla@ns.aliantzinc.ca; stoffpl@parl.gc.ca
Subject: Re: Proposed expansion of Mobile Home Park in Lake Echo - Case #01278

Hello Eric & Christine:

Thank you for your e-mail.

For your information, this development proposal has been advertised, by legislative obligation, by HRM in the Chronicle Herald and notices were sent out to abutting property owners. In fact, the municipality expanded that circulation zone beyond its policy and included more adjacent properties. Your property is in fact 1.5 km away (via the road network) therefore was not included in that distribution.

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I trust you will find this helpful.

Best regards :
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families and their properties.

Eric/Christine Bannerman

Lake Echo residents

No virus found in this incoming message.

Checked by AVG - www.avg.com

Version: 9.0.733 / Virus Database: 271.1.1/2733 - Release Date: 03/09/10

15:33:00

From: Jerry Whelton
To: <joudred@halifax.ca>
Date: 10/03/2010 10 34 am
Subject: FW: plaqnned expansion of lake echo trailer park to include 594acreas and 650 more trailers

From: jerrywhelton
To: joudrey@halifax.ca
Subject: plaqnned expansion of lake echo trailer park to include 594 acreas and 650 more trailers
Date: Tue, 9 Mar 2010 19:57:41 -0300

Mr Drrell Joudrey; It has come to my attention that a developer in conjunction with the owner of Wonderland trailer park Mr. Bob Norwood have brought forward to city council the proposed expansion of up to 650 additional trailer sites to approx. 594 acres of adjacent land to the existing trailer park. It is my intention to oppose this development, and a resident of Lake Echo for over 30 years and a property tax payer for three residential single family, I sincerely beleive that an expansion of this size[double the amount of existing homes in all of Lake Echo] would severely impact on the property values of the single family homes that are existing in the community. Together with the negative properties of an additional 650 septic feilds to our surrounding lakes and waterways, the additional traffic and congestion that our present infrastructure would not permit. I am confident that if all the residents of lake echo were notified and this was put to a vote that this ridiculous proposal would be overwhelmingly rejected. This proposal is simly a get rich scheme by Bob Norwood, with no regard to the impact on the community. I will go door to door and talk to all the unsuspecting residents of lake echo and have this project stopped. Thank-you
Jerry Whelton

Stay in touch. Get Messenger on your phone now.

Stay in touch.
<http://go.microsoft.com/?linkid=9712959>

From: Margaret Kay-Arora
To: "joudred@halifax.ca" <joudred@halifax.ca>
Date: 10/03/2010 12:50 pm
Subject: Case 01278

Dear Mr. Joudrey,

I am from the Lake Echo community and specifically live on River Drive.

I am afraid that I missed the 2nd public information meeting about the proposed new mobile home park in Lake Echo. I was well informed that the meeting was to take place but was out of town at the time.

The proposed concept is acceptable to me but I would like to have more information on the environmental effects of the septic and water supply systems. My biggest concern is whether the proposed well system will meet the needs of the development and/or adversely affect the present water supply of the area residents. We presently have enough well water but had to dig down to close to 400 feet and would be concerned if the present volume were to be affected.

Can you please refer me to specific related studies regarding the septic system and water supply? I want to feel confident that the environment is able to deal with this level of development.

Thank you for your assistance.

Best regards,

Margaret Kay-Arora

From: Margaret Kay-Arora
To: "Darrell Joudrey" <joudred@halifax.ca>
Date: 10/03/2010 2:52 pm
Subject: RE: Case 01278

Thanks very much Darrell.

Margaret

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

From: Darrell Joudrey [mailto:joudred@halifax.ca]
Sent: March 10, 2010 2:30 PM
To: Margaret Kay-Arora
Subject: Re: Case 01278

Hello Margaret,

The application before Council is to amend the Porter's Lake/Lake Echo Municipal Planning Strategy in order to enable a new mobile home park. There is technically no application for a mobile home park as there is presently no means by which a new mobile home park may be considered under the present MPS. Through the public meetings staff was trying to see how such a proposal could be considered. The possibility of site plan approval, rezoning the site, and the development agreement process were discussed at the meetings as alternative means.

However, if an application were to be made for a new mobile home park - if permitted by MPS amendments - the developer would have to submit detailed information and studies to Nova Scotia Environment for any sewage treatment systems. The matter of studies regarding water supply, specifically groundwater, is another matter. Nova Scotia Environment does not require a groundwater assessment but they do recommend one be prepared in the case of a mobile home park. They require a Water Withdrawal Approval and a study from an engineer attesting that the yield may be sustained.

I hope this answers some of your questions.

Thank you for your interest in the application.

Darrell

Darrell Joudrey
Planner
Community Development
Planning Applications - Eastern Region
P. O. Box 1749
Halifax
Nova Scotia
B3J 3A5
Canada
phone (902) 490.4181
facsimile (902) 490.4346

>>> Margaret Kay-Arora

> 10/03/2010 12:44 pm >>>

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Thank you for your assistance.

Best regards,

Margaret Kay-Arora

From: hollyirving
To: <joudred@halifax.ca>
Date: 11/03/2010 9:54 am
Subject: What is the purpose of the planning Dept?

Dear Mr. Joudrey

What is the purpose of the planning your department? Your department has made recommendations that there be no further development in the lands of Lake Echo due to the poor water quality and the soil percolation .

Within weeks/ months of publishing those statements the position has changed at the proposal of the first developer. There has been no changes to the soil of Lake Echo to my knowledge.

Why did you bother with all the studies and what value is your department if you cannot follow your own long term plans?

To change a community from 32 percent high density to 50 percent goes against every planning principle of municipal development. Why is HRM going against the rules?

I understand that development of this size will occur in Lake Echo eventually. I hope it will be accompanied by the proper supports of transportation , water, sewage, parks , educational, industrial, policing , social and proper housing mix.

Increased pressure on the lake, increased traffic, increased pressure on fire and police not to mention the destruction of the environment and trees. At present there are no advantages for the residents of Lake Echo and a lot of disadvantages.

You and the councillor have managed verbally tried to remain neutral but your body language and actions to keep it under wraps has given you away.

I am very disappointed in both you and my councillor for supporting such a endeavour.

Sincerely

Holly Irving

From: Michel Gaudreau
To: "Darrell Joudrey" <joudred@halifax.ca>
Date: 11/03/2010 6:19 pm
Subject: Citizens for Responsible Development in Lake Echo Case 01278

Hi Darrell,

I am sending you a soft copy of a presentation made to Marine Drive Valley & Canal Community Council at the meeting held on Wednesday 10 March 2010 in Lawrencetown. Councillor Hendsbee said that you would be receiving a copy anyhow, but it is better to send one just in case.

Thank you

Michel Gaudreau

Co-chair

Citizens for Responsible Development in Lake Echo

From: David Hendsbee
To: Dan and Joan Regan
Date: 21/03/2010 9:39 am
Subject: Re: Norwood plans & information session of March 19/10

CC: Darrell Joudrey; Jennifer Little

Hi Dan :

Thank you for your e-mail. I appreciate your perspective on this issue. For the record, I have forwarded your remarks onward to HRM staff for their attention and consideration.

Best regards > David

>>> Dan and Joan Regan

20/03/2010 9:08 pm >>>

David - I did not stay around last night at the rec center but I heard that you were there. I just wanted to let you know that the nonsense we heard last night was not indicative of the feelings I have had expressed to me as I carried the petition through different parts of Lake Echo.

Nobody doubts that Paul Norwood plans to make this trailer park a high quality one, and that the sewer system may be the best available today. (Keep in mind the sewer system for the existing park was state of the art when it went in, and if it was so good, why was Paul standing up to his waste in it while the rest of the trailer park slept?)

I have friends that currently live in the park, and neighbors who used to live there. I have nothing against the existing park, or the people who live there.

We are concerned about the impact of having 50% of our community being comprised of mobile homes. Like it or not, that is how perspective home buyers will look at our community. And we are concerned with the sewage plan. Even if Paul buys the expensive systems referenced at the meeting last night, what if they do not work, or do not work with our coarse soil? What if we are left with another mess like the existing trailer park sewage system. The sewage system representative seemed to have all the answers, but so does the guy pedaling the Slap Chop on the shopping channel. I have a hard time believing that a septic tank servicing 50 homes will only have to be pumped out once every 10 years, when it is an accepted fact that 20% of biosolids are non soluble, and remain in the tank.

I have carried the petition to houses on Ponderosa Drive, and a few homes on Country Lake Drive, and about 20 on Teresa Court. The response has been overwhelming. From close to 60 homes, I have had one person in favour of the new park, one who trusts Paul to do what is best for the community, and one who could not sign due to a conflict of interest. Every other individual I spoke to eagerly signed our petition to stop the development.

Note that we have considered petitioning the existing park, and had discussed a plan to do so, but after listening to Paul's cheering section last night, I believe a limited number of residents of the park may make it very difficult for us to do so. (I do have signatures from park residents, but these are people I know, and I approached them outside of the park).

I feel it is a travesty that the proponents of this development have effectively turned this into an "Us versus Them" issue. That was never the intent of our group. We are simply trying to - as the Municipal Planning Strategy puts it - prevent a development that would "detract from the character of our community".

I look forward to hearing your views on this situation.

Dan

Stay in touch.

<http://go.microsoft.com/?linkid=9712959>

Darrell Joudrey - CASE 01278

From: CHERIBAILLIE
To: <joudred@halifax.ca>
Date: 23/03/2010 10:42 AM
Subject: CASE 01278
CC: <streats@halifax.ca>, <barry.dalrymple@halifax.ca>, <david.hendsbee@halifax.ca>

Good day Mr. Joudrey,

My name is Mark Baillie and I live in Lake Echo. Can you provide me with the date that this case will go before community council? I understand it will be sometime in April. Can you provide me with any updates on the various options being considered regarding the proposed amendment to the MPS? Would I be able to view the staff report that will be prepared for Regional Council? Finally, do you have an idea of the date that this will go before Regional Council?

Thanks very much for your time,

Mark Baillie

From: David Hendsbee
To: Darrell Joudrey; Jennifer Little
Date: 23/03/2010 10:49 am
Subject: Fwd: letter... Norwood's Info Session notice

Hi DJ & JL > Here for the record is a copy of Mr. Norwood's Info Session notice that was mailed to the general Lake Echo community area. > DH

>>> Paul Norwood > 3/21/2010 12:35 PM >>>

Hi Dave,
Attached here is the memo that was sent out to all residents of Lake Echo (1150 Homes) through Canada Post.

Paul,

Stay in touch.

<http://go.microsoft.com/?linkid=9712959>

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

From: David Hendsbee
To: Bill & Gail
Date: 23/03/2010 11:08 am
Subject: Re: Lake echo development

CC: Darrell Joudrey; Jennifer Little
Hi Bill :

Thanks for your e-mail and opinion on this subject.

I have not stated my position on this issue. I must keep my neutrality as this application goes through the legislative process. I can only avail myself to hear all opinions and try to sort the facts from fiction. I can not express my final view until the public process concludes. If I did prematurely state my decision, that could leave options for an appeal beyond Council's control.

So I will remain mute on my decision until the time comes to weigh all the real facts that are being studied and assessed.

I have forwarded your comments onward to HRM staff for their assessment and for it to be part of the public record on this proposal.

Best regards -
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

>>> "Bill & Gail" <>>> 3/18/2010 2:48 AM >>>

Hi: I am bill mclaughlin .

The new trailer park homes that are to be established "still water village" seem to me to be a ruse that allows a developer to open up a very large area for development using senior accomodations to be the reason for or preferance to support this development.I can redily see this but cannot understand why members of hrm council cannot.

You brought before council an application to change the bylaw for this area to allow high density development in the form of placing 200 units for seniours ajacent to the existing mobile home park "mountain view".

There are so many problems of inconsistany with the plan that I am surprised that other people did not see it.

If you go to map quest on the internet you can see that the roads depicted on map quest in no way relate to the developers site presentation. Also the same presented site plan shows sewage weeping fields that if compromised could contaminate the current water system of the existing mobile home park. I believe you are a councillor on our regional planning advisoury committee.If I could I would like to talk to that committe.

I attended a meeting tonight of the 'citizens for responsible development in lake echo". They are doing a petition.They hope to stop this developement completely because they have lived through hurricane Juan crushing cars blocking roads and power outage recently.

Over the years there have been so many incidences including,Sewage problems of the 1980's,

Loss of fish in our river due to international airport constructio

n and the recent fire.we look around as we are driving and see that the trees are black due to the fire.

We need seniours housing for folks that are not able to pay 100,000 dollars plus to do so.

This idea will not support those who do not have the money.Who is going to see that they are taken care of.

From: Michel Gaudreau
To: "Darrell Joudrey" <joudred@halifax.ca>
Date: 24/03/2010 8:20 pm
Subject: Case 01278, 21 March update

Mr Joudrey,

I have asked that Councillor Hendsbee forward this to you as information to become part of the public record for case 01278. I have yet to receive a reply or confirmation that this email was forwarded to you. Could you confirm that you had in fact already received this from Councillor Hendsbee and that the observations below have been noted?

Thank you very much,

Michel Gaudreau

From: Michel Gaudreau
Sent: March-21-10 9:41 PM
To: 'hendsbd@halifax.ca'; 'David Hendsbee'
Subject: Citizens for Responsible Development in Lake Echo Update 21 March

Councillor Hendsbee,

I suspect that Mountainview Mobile Home Park Limited will or has sent you either a resume or transcript of the community meeting held on Friday the 19th of March. This would then likely be transferred to staff to become part of the public record in regards to case 01278.

I would like to provide you with some observations that members of our organization have made as a result of and leading up to this meeting. We request that this information also be retained as part of the public record. Our group is very much open to discussion should you wish to discuss this case with any or all of us.

Thank you very much,

Michel Gaudreau

Co-chair

Citizens for Responsible Development in Lake Echo

From: Michel Gaudreau
Sent: March-21-10 9:21 PM
Subject: Citizens for Responsible Development in Lake Echo Update 21 March

GROUP MEMBERSHIP 150 CONCERNED CITIZENS

Good evening everyone, hope that you all had the opportunity to enjoy the beautiful weather this weekend. I thought that an update should be distributed to everyone because there are a few things that need to be shared as a result of the meeting held by Mr Norwood on Friday evening. These are in no particular order of importance.

I received a somewhat disturbing email from a resident outside of our group in regards to the outcome of the meeting. To summarize she said she could not understand why given that we were being provided an opportunity to question experts that we did not. She also made allusion to the fact that now that the environmental rumours were addressed, maybe our group is not as strong and united as what we make it to be. I spent the better part of an hour replying to this lady essentially explaining that this was meant to be a sales pitch and was certainly successful on that aspect. If someone would like to read the email and reply please let me know and I will forward it to you with her name removed from the correspondence.

Following the meeting one of our members approached the salesman from APS and asked about the statement made regarding the system's ability to remove pharmaceuticals from the sewage or effluent here is a portion of the email received:

I wondered about this "water like substance" that would be released into the irrigation fields. After speaking to the man from Advantex, I found that my suspicions were correct about water soluble pharmaceuticals and toxins; that there is no real way to stop them from being leached into the environment. I asked him where the irrigation fields went and was told that

they could go into the grass, into a culvert, or into the tree line. Also, it could be used to water your flower gardens. I then asked if I were to plant carrots in said garden, could I eat them. He made a funny face (like the face you make when you wouldn't eat them), and said that they couldn't guarantee that pharmaceuticals, etc wouldn't be in the plant life. If we shouldn't eat them, then I am fairly sure that, pets and wildlife shouldn't eat them either.

Given the continued claims of retirement community we should expect that pharmaceuticals will be very present in the proposed park.

Another one of our members has obtained some expert advice from a friend employed with a large environmental consulting firm in Ontario. This company has been in business for 50 years and employs 7000 people worldwide. When questioned about the efficiency of the technology being considered with this project, the following was provided for us to consider:

"I've gone onto their website <wastewatertechnologies.com> and the system does what most of them do - oxidize the effluent.

Also, as is typical of these guys they are very short on details. There should be independent testing of these systems by the NSF in the states - without independent testing of the results there is always question about how well they really work. They report NH₃ concentrations but not typically total nitrogen (TN - which is NO₃, NH₃, and NO₂) so it is hard to know just how well the systems do their treatment. These units work less well when the weather is cold. So if they will do a TN of 15 in the summer it will be higher in the winter. There is no reference to removal of phosphorus - removal of which you would not expect. P is a more harmful nutrient to lake water quality than TN. It is a nutrient for algae which uses up the oxygen in the water.

There was a statement made by the developer that there was some legislation being put forward by the NDP government that would allow developers to limit residency to 55 and over. This statement was news to many in our group and is possibly false. This item has been forwarded to our MLA for clarification and enquiry by one of our members. Again if you would like to see this correspondence let me know it will be forwarded to you.

Mr. Norwood made mention that an area of approximately 300 acres had been purchased adjacent to his property and that this was likely for single home residential development in the near future. Unless I misunderstood, the name Armoyan was used. If someone could confirm this it would be appreciated. Better yet if any of our membership can confirm this information and knows someone within the Armoyan group it would be even better. We would be very wise ask the owner of the adjacent lands about how they feel about high

density housing in the way of a new mobile home park beside where they hope to develop. We should assume that if the residents of Lake Echo almost did not find out about this application, the owners of the lands adjacent to Mr. Norwood were likely not told.

Mr. Norwood made mention that he had sold his previous mobile home park to Killam properties because he had planned on retiring. He has since decided to open a new mobile home park right beside the Killam properties mobile home park. He made mention that he figures that he is good for another 10 years before really retiring. This brings up the question as to why Killam properties does not oppose the new project; are they perhaps already business partners or is there some type of agreement that ownership will ultimately become Killam properties if the project goes ahead. It is certainly a question worth asking considering that a new mobile home park can only devaluate or make less attractive the existing older mobile homes??

Those of us that were at the meeting on Friday were once again faced with the hysterical lady that immediately says the we consider our neighbors in the mobile home park second class citizens, the real estate agent who says that this is the greatest proposal that he has ever heard of, and all those that appear to only be there to disturb any opportunity for open discussion. I have received many emails from our members who now understand why we have been largely unsuccessful in talking with the whole community. The same select few appear to be speaking on behalf of a much larger group of residents, we therefore have a lot of work ahead of us to open the lines of communications with all of the park residents. Bill has volunteered to provide his services between the hours of 5 to 7 PM during a couple of weekdays to set up shop to distribute information and allow anyone who has questions to ask them. We will try to integrate this service with our mailout that we are hoping will go either late this week or early next week.

Finally the petition. The petition is going well and we should be able to publish numbers shortly. The timeline we set at the last meeting may have to be delayed by a few days as we are waiting for some final numbers to be forwarded to Jane. It should be mentioned that despite our best efforts we may not be able to get every street in Lake Echo fully canvassed. We had a good number of very determined volunteers but we simply do not have enough to canvass every home in the community.

Things are going well and keep up the good work, a reminder that our Facebook site is online and can be found by searching for "Citizens for Responsible Development in Lake Echo" in Facebook. Mark is open to material that you would like to see on the site just let us know.

Thanks to all of you we will make a difference.

Mike

From: Michel Gaudreau
To: "Darrell Joudrey" <joudred@halifax.ca>
Date: 25/03/2010 6:49 pm
Subject: RE: Case 01278, 21 March update

Darrell,

Thanks for clearing that up, we will not send you further correspondence regarding this meeting or any comments from our group that originate from that particular event. One last minor detail dealing with the staff report that will be forwarded to Marine Drive, Valley and Canal Community Council for consideration and recommendations. Will interested individuals that previously asked to be made aware of developments in this case be notified; or do we have to be on a constant lookout for last minute agenda changes for the community council? I have seen that this case is not on the agenda for the meeting scheduled for 1 April, that would mean that the next possible earliest date would be 28 April. Are you at liberty to divulge that this will not be presented on 1 April?

Thanks again,

Mike Gaudreau

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

From: Darrell Joudrey [mailto:joudred@halifax.ca]
Sent: March-25-10 3:17 PM
To: Michel Gaudreau
Subject: Re: Case 01278, 21 March update

Hello Michel,

I have not received a transcript from Mountainview's community meeting held Friday last. It will not be part of the public record when received but placed in the Case folder with other communications. It follows that your email (below) commenting on that meeting will not be part of the public record either. Your presentation, and Jaak's, made during the Public Participation at Marine Drive, Valley and Canal Community Council has been received from the Clerk's Office and forms part of the public record regarding this Case.

Thank you.

Darrell

>>> Michel Gaudreau · 24/03/2010 8:20 pm >>>
Mr Joudrey,

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Sent: March-21-10 9:41 PM
To: 'hendsbd@halifax.ca'; 'David Hendsbee'
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Co-chair

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Thanks to all of you we will make a difference.

Mike

From: The Palmeters
To: <joudred@halifax.ca>
Date: 26/03/2010 3:22 pm
Subject: Letter to Councillor Hendsbee

Lake Echo, NS
B3E 1E2
March 25, 2010

Councillor David Hendsbee
District 3 Preston-Lawrencetown-Chezzetcook
Halifax Regional Municipality
1 Chamberlain Drive
Westphal, NS
B2Z 1B1

Dear Mr. Hendsbee:

We are writing to you to voice our concerns and opposition to the new mobile home park proposed for development in Lake Echo.

Our concerns for this potential new development range from a reduction in property values to policing and environmental concerns.

There are already a high number of mobile homes in Lake Echo and we are deeply concerned over how many more are being proposed in this new development. It is our view that there will be as many mobile homes in our community as single dwelling homes. We find this unacceptable as our property values would be driven down significantly if the mobile home park in question is approved and developed.

Obviously, if a few hundred mobile homes were built, it would have a direct impact on traffic in the area. There would be a significant increase in traffic travelling past what is an already very busy recreational area with two ball fields and a children's playground area.

Regarding environmental issues is there a guarantee the proposed on-site sewage treatment facility will effectively handle the number of units proposed. Will ponds, streams and brooks that feed into Lake Echo from this area, remain as clean as they are today? Homes around Lake Echo rely on wells for their water and it is imperative that our water source is not hindered in any way.

.../2

- 2 -

Finally, has there been consideration for the capacity of schools to handle any additional students and have police been contacted to determine the provision of adequate protective services? This is a concern not only for existing residents in the area but the new residents the development will bring with it.

We decided to move our young family to Lake Echo a little more than four years ago. We chose to live in the area because it is a beautiful and peaceful place with a strong sense of community within its residents. It is our belief that a mobile home development of this size would have a significant effect on our community.

Yours truly

Paul and Victoria Palmeter

cc: Mr. Darrell Joudrey
Planning Services
Halifax Regional Municipality

From: Dan and Joan Regan ·
To: <kellyp@halifax.ca>, Steve Streach <streats@na...
Date: 27/03/2010 10:35 am
Subject: Proposed New Mobile Home Park for Lake Echo

CC: Mike Gaudreau <mgaudreau@eastlink.ca>, <joudred...

Dear Mayor Kelly and Council Members;

As you are probably aware, a local developer has applied for an amendment of the the Municipal Planning Strategy to allow the rezoning of a large parcel of land in our area to develop a New mobile home park in Lake Echo. This development, if given the green light, will have a significant impact on our community.

I believe that this development will have a particularly destructive impact on our community for several environment and social reasons.

Lake Echo is currently the home to a mobile home park that accounts for a significant percentage of the homes in our community (25%). This mobile home park is serviced by a central waste water treatment system which discharges it's effluent directly into a water course which feeds Lake Echo. In the 2005 HRM study, Options For On Site and Small Scale Waste Water Management, it is clearly stated that systems of this type overload the natural waters they discharge into, especially during periods of low water course flow. This has been demonstrated by increased beach closures, and increased algae growth in the lake. The addition of another 350 homes in a high density environment, regardless of the technology employed, has the potential to further degrade the health of our lake and our community.

In addition to my concerns about the environment, I am also concerned about the impact on the community of having a ratio of 1:1 mobile homes to single family dwellings. This will surely have an impact on property values and public perception of our community.

I have participated with a local group, Citizens for Responsible Development in Lake Echo, in the circulation of a petition in the community. The concern about this development in the community is overwhelming, as will be illustrated by the results of our petition.

The study referenced above (Report #03-134) states that in the past, "The Planning and engineering departments made rules that were intended to control development and realize their vision of a good community, and the developers found ways to work around these rules and still make money." Please do not allow council to forsake our community and environment so a couple of developers can profit.

Thank you for your time and consideration.

Regards

Dan Regan

From: Michel Gaudreau
To: "David Hendsbee" <David.Hendsbee@halifax.ca>
Date: 31/03/2010 8:14 pm
Subject: Councillor Hendsbee Lake Echo needs help

CC: "Darrell Joudrey" <joudred@halifax.ca>
Michel Gaudreau

Dear Councillor Hendsbee,

As a resident of Lake Echo I am extremely concerned about an application made by Mountainview Mobile Home Park Ltd. to amend the MPS and LUB that would see the creation of a new mobile home park in Lake Echo. This application if permitted to proceed is not only against the wishes of the community, it defies all logic in regards to environmental stewardship and preserving the community character of Lake Echo.

I am writing to you today in the hopes that this letter will encourage you to become interested in this case and will ultimately lead to your support within Regional Council to defeat this application.

I am very displeased at many aspects of the methods and processes used to promote this application to date. You may recall that in January 2009, a motion was introduced during a regular Council meeting requesting that staff initiate the planning process for the creation of a new mobile home park in Lake Echo. (<http://www.halifax.ca/council/documents/c090120.pdf>) This motion was thankfully defeated but most importantly it demonstrated a desire to promote this development with minimal public input and without concern for the residents of our community. This claim is further amplified by the distribution of the first PIM notification that was limited to 500 feet of the proposed development area which is located in a mostly wooded non-developed area. The notification was essentially limited to very few residents of the community with the barely concealable intent of minimizing any opposition to this application. Planning staff appear to have adopted the position that NO to this application is not an option. Staff responsible for this file openly said during a PIM that they "wanted to receive feedback

on under what policy conditions the residents would accept a new mobile home park." (<http://www.halifax.ca/planning/documents/Case01278PIMMinutes2.pdf>) This is all very disturbing given that a substantial quantity of information both internal and external is readily available to Planning Services to help them in making sound recommendations. Among some of the key external studies conducted by independent experts for HRM are:

* Water Resource Management Study by Dillon Consulting Ltd, report 00-8382-9000, dated Dec 2002.
(http://www.halifax.ca/environment/documents/wrms_report.pdf)

* Options for On-Site & Small Scale Wastewater Management by Land Design Engineering Services dated Mar 2005.
(http://www.halifax.ca/regionalplanning/publications/documents/HRM_Small_Scale_Report.pdf)

It boggles the mind that reports such as these, which were produced with the intent of providing environmental vision, and guidelines for HRM are either being negated or ignored.

I have actively participated in the 152 member strong organisation "Citizens for Responsible Development in Lake Echo". The group has tried everything within the available HRM resources and has attempted to bring to the attention of our elected and non-elected officials the concerns of the community, some of which are:

* Environmental concerns about the proposed in-ground sewage system that cannot remove many chemicals including phosphates, phosphorous and medical waste that will leach into the surrounding waters.

* The effects on community character when a 1 to 1 ratio of mobile home to other types of housing is established in our community.

* The effects on home re-sale values if this type of development is permitted.

* The infrastructure or lack of it to accommodate hundreds of new mobile homes.

* Various conflicting claims by the developer in regards to the true numbers of mobile homes that would be developed if the project proceeds.

* Claims by the developer that a new mobile home park that will have restrictive occupation based on age, and most recently claims that potential residents will be screened to ensure that they are over 50 or 55 years of age.

The recently published results of the 2010 Citizens survey clearly indicated that many residents of HRM feel that their voices are not being heard or

reflected in Council decisions. I can now see why this happens. Citizens such as myself find ourselves fighting the very elected and non-elected officials that for whatever reason have decided that the visions of the accepted and current Municipal Planning Strategy can be ignored to satisfy the financial greed of developers. The current application does absolutely nothing that brings any type of benefit to the residents of Lake Echo or to the community. I am also at a loss to calculate how such a project would benefit HRM given the limited tax base created and the well-documented environmental risks and danger to our limited water supplies. I can only suggest this could potentially become another scenario very similar to recent events in the Beaver Bank subdivisions of Monarch Estates and Rivendale.

Environment Canada's soon to be released "Wastewater Systems Effluent Regulations" has a very distinct probability of mandating the operators of the current mobile home park in Lake Echo to improve the current park's wastewater effluent quality. Our lake is extremely fragile and has already been identified as one of the most polluted in HRM. (<http://lakes.chebucto.org/WATERSHEDS/MEDIA/media.html#moar>) It would be a travesty to allow the septic effluent of hundreds of new mobile homes to offset any potential future improvement to the quality of Lake Echo.

Very shortly a petition completed in our community will be presented to Regional Council. The results are overwhelmingly in favor of rejecting the application by Mountainview Mobile Home Park Ltd. I would suspect that the regular or normal council procedures would see the petition sent to staff for further review or worse, have all of the work and effort of the community sent to become part of the file for case 01278. The prospect of having the community's efforts sent back to staff will only re-circulate the same points that have already been ignored or minimized. The apparent ultimate outcome is that staff cannot make decisions and will only ever transfer the responsibilities of rejections or approvals directly back to Council. You would be very much serving HRM and the community of Lake Echo if yourself and other members of Council made a motion to immediately reject the application for case 01278 and bring this unwanted development idea to an end.

The prospects of having to once again bring my concerns to Community Council or have to present to Regional Council only amplify the perception that developers have the clout or influence to do whatever they want regardless of what is the ethically or morally right thing to do. As the efforts to bring reason into this process increase so does the realization that the little guy is in direct competition with the money and influence of developers.

This contents and intent of this entire letter could be summarized by saying that this MPS amendment application contradicts the very core values that the people of HRM envisioned during the consultation process resulting in

the 2006 regional plan; these are: The environmental impacts of current and future land development patterns; adequacy of land use regulations to protect community character and adequacy of infrastructure and services in rural areas. Unfortunately, this seemingly simplistic approach to decision making has to date fallen on deaf ears.

Councillor Hendsbee, I am openly soliciting your assistance in stopping this application and would be more than happy to meet and discuss this case in person with you if required.

I thank you very much for taking the time to review my concerns and thank you for serving HRM and our community.

Michel Gaudreau

Darrell Joudrey - Re: CASE 01278

From: CHERIBAILLIE
To: CHERIBAILLIE <joudred@halifax.ca>
Date: 31/03/2010 10:03 PM
Subject: Re: CASE 01278
CC: <david.hendsbee@halifax.ca>

Hello Mr. Joudrey,

I'm still patiently awaiting a reply to my previous e-mail sent a week ago and included below. Again, thanks for your time and assistance in keeping a concerned resident informed.

Mark Baillie

On 03/23/10, "**CHERIBAILLIE**" > wrote:

Good day Mr. Joudrey,

My name is Mark Baillie and I live in Lake Echo. Can you provide me with the date that this case will go before community council? I understand it will be sometime in April. Can you provide me with any updates on the various options being considered regarding the proposed amendment to the MPS? Would I be able to view the staff report that will be prepared for Regional Council? Finally, do you have an idea of the date that this will go before Regional Council?

Thanks very much for your time,

Mark Baillie

From: john mac lellan
To: <joudred@halifax.ca>
Date: 01/04/2010 1:14 am
Subject: An E-mail has been Sent to Councillor Hendsbee re: Norwood LakeEcho Proposal.

I am sending this short note saying that I have sent an E-mail to Councillor Hendsbee, to voice my concerns about the proposed land development in lake Echo. I am not certain if I am going about this in the right manner but this is the best I can do at this early hour of the morning.

Sincerely;
John Mac Lellan

Check your Hotmail from your phone.
<http://go.microsoft.com/?linkid=9712957>

From: Michel Gaudreau
To: "Darrell Joudrey" <joudred@halifax.ca>
Date: 01/04/2010 2:12 pm
Subject: Informal Access to Information Request

Good afternoon Mr Joudrey,

In accordance with FOIPOP procedures, it is suggested to informally request information from the appropriate business unit who may be in possession of the information requested. Accordingly, I would request that I be provided with information regarding case 01278, application by Mountainview Mobile Home Park Ltd. to amend the MPS and LUB for the creation of a new mobile home park.

This request is based on the premises that the guidelines contained in "A Guide to the Planning Approval Process for Development Applications" as prepared by Community Development Planning Services Division, dated May 2007 were followed; if this is not the case, could you please provide me with the most recent guidelines used?

Specifically I request dated copies of all records including, emails, record of telephone conversations, meeting notes and any other reports for the following stages of the application process for this case:

1. Inquiry Stage
2. Pre-application
3. Application
4. Application review

I also request any additional records not included in the items above used for the Council Report dated 2 June 2009 as presented to Regional Council on 23 June 2009. Specifically dated copies of all records including, emails, record of telephone conversations, meeting notes and any other information that led to the recommendation to Regional Council to initiate a process to consider amending the Planning District 8 & 9 MPS and LUB to permit a new mobile home park in Lake Echo.

Thank you very much,

Michel Gaudreau

From: Michel Gaudreau
To: <kellyp@halifax.ca>, "Steve Streach" <streat...>
Date: 01/04/2010 9:27 pm
Subject: Petition against Case 01278 New Mobile Home Park Lake Echo

CC: <joudred@halifax.ca>
Dear Mr Mayor and Council members,

Please find attached a copy of the petition delivered to the Municipal Clerk on Wednesday 31 March 2010. Petition names and sheets have been removed to protect personal information but are included in the original document to be presented at the next Regional Council meeting. It is hoped that you will consider this as further evidence that this application should not proceed any further than it already has, and that you will support me and the "Citizens for Responsible Development in Lake Echo" in stopping this monstrosity as quickly as possible.

Your support is greatly appreciated.

Michel Gaudreau

From: Carol and Wendy
To: <kellyp@halifax.ca>
Date: 02/04/2010 11:32 am
Subject: Lake Echo MPS amendment NOT supported

CC: <joudred@halifax.ca>
Dear Mayor Kelly

I am a resident of Lake Echo and I am very concerned about an application made by Mountainview Mobile Home Park Ltd. to amend the MPS and LUB. I am asking for your assistance in stopping this rezoning application.

Should the rezoning application be approved, there will be absolutely no control over the size of the mobile home park development. While the numbers of mobile homes intended for development has varied widely, the current number referenced by the developer is 350. That would make mobile homes increase to 50% of all dwellings in our small community (the current number has been estimated at 22%- 30+%) .

From the minutes of the Jan 14 PIM meeting, the developer "...explained that there will be a maximum of 350 units. Reviewing a map, Mr. Norwood explained that this property is approximately 600 acres, pointing out where the homes could be located and explained that there is enough room for potentially 1300 homes;..."

The MPS states that "At the present time the park accounts for approximately twenty-two per cent 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".

HRM has paid for independent studies related to waste water and watershed management that provide direction to planners for developments such as the proposed one. Why would HRM ignore these reports in favour of applications from developers?

Our lake is extremely fragile and has already been identified in an HRM report as one of the most polluted in HRM. I also have concerns about the tax implications and impact on the re-sale value of my home that come from the change in number of mobile homes.

Information by the developer and his contractors (supplier of the mobile homes) focuses on the development being intended for seniors. This is misleading since there is no reason to believe that the age of residents can be mandated based on human rights challenges.

There has been a lack of information and public involvement in this process. I live directly on Lake Echo at the end closest to the development and only became aware that there was a public meeting because a local resident printed and distributed a flyer. At the Jan 14 meeting, HRM staff said that they had advised many more residents than the guidelines require of them (although I can not see reference to this in the minutes of the meeting.) I attended the meeting January 14, signed the register and was told I would be kept informed. I have heard nothing since.

A recent petition in Lake Echo documents the large number of residents who want this application rejected

Please listen to the residents who understand that responsible development does not include pushing through a development that has the potential to dramatically and negatively affect our community and environment.

Carol Dayment

From: Jane Orton
To: <joudred@halifax.ca>
Date: 02/04/2010 7:23 pm
Subject: Opposition to the application to rezone in District 8 & 9, LakeEcho, case 01278

Dear Mr. Joudrey,

I am writing to add my voice to the opposition of the proposed rezoning of District 8 and 9 in the community of Lake Echo for the proposed Mobile home park by developer Mountain View Mobile Homes. As has already been stated by concerned citizens the proposal is a direct contravention of the Planning Strategy recommended for this area. A change of this magnitude should be thoroughly researched for both environmental and social reasons. The residents of Lake Echo should be consulted on such a major change, their opinions being listened to rather than brushed aside.

A petition with over 500 signatures from over 350 residences within our community clearly shows that residents are against the rezoning. We are not against development in our community but this development appears to be giving free-reign to the developer at the expense of the character of Lake Echo – let alone the possible environmental effects, given that the Planning strategy clearly states that high density housing is not advisable. Are we just to “believe” the developer has done his homework on the septic system to be used ?

In my opinion, the developer should have to employ, at his own expense, an independent environmental study group to assess whether or not this system is appropriate for the area in which it is to be used. The water to be drawn from the lake presently used by the Wonderland Park should also be assessed to ensure no detrimental environmental effects. The council's role in this is to protect the community by ensuring that the developer is forced to prove that his plans are environmentally sound.

There are many other considerations too – the traffic increase, the increased burden on the services of the Medical clinic, the Fire Station and many more – these things all require in depth study before permission to rezone is even put before the community for open discussion.

Thank you for your time and I look forward to hearing from you,

Yours sincerely,

Jane Orton

Hotmail & Messenger. Get them on your phone now.
<http://go.microsoft.com/?linkid=9724463>

From: Randy and Pearle Price
To: <peter.lund@halifax.ca>
Date: 02/04/2010 10:01 pm
Subject: Requesting Your Support to Avert An Environmental Crisis

CC: <joudred@halifax.ca>
Councillor Lund

I am writing as a concerned citizen to request your support in protecting Lake Echo and its environs. At this time, the lake is under threat from a developer who is attempting to have the Land Use Bylaw and Municipal Planning Strategy amended to allow him to construct a Mobile Home park on land at the head of the lake. His application is currently being staffed by HRM Planning despite multiple studies that warn against such development for solid environmental reasons.

The details of the application are at the following link:

<http://www.halifax.ca/planning/Case01278Details.html>

The relevant section of the Municipal Planning Strategy is at the following Link:

http://www.halifax.ca/planning/documents/PlanningDistrict8and9_MPS.pdf

The concern expressed in the MPS is as follows, "The problems experienced with the quality of water in the lakes have been described in Section II.

While the major and immediate problem has been rectified, it is questionable whether or not the soil capability of the lands surrounding the lakes can support high density residential development without permanent damage to the receiving waters. Provincial health regulations are generally considered as providing adequate long term environmental protection from low density residential development but not a sufficient long term guarantee against high density developments serviced by either central or onsite systems.

For these reasons, high density residential development including new mobile home parks and multiple unit dwellings is not supported within the Designation."

Further to this, the MPS points out that "Both mobile home park systems have malfunctioned in recent years and in both cases the problem was

traced to improper operation or maintenance of the treatment plant. As the malfunctions resulted in bacteriological pollution of parts of major lakes, there has consequently been widespread concern about both the reliability of

existing systems and the possible introduction of new ones. These concerns are

founded on the potential negative effects to the natural environment and to potable water supplies."

The MPS is supported in numerous studies over the years, one of the more detailed appears to be a 2005 report that follows at link:

http://www.halifax.ca/regionalplanning/publications/documents/HRM_Small_Scale_Report.pdf

This review analyses the bedrock, soil, and groundwater of HRM and designates areas according to their ability to withstand future development. It is instructive that the map 5, Settlement Form Capability, shows the bulk of the area the developer wishes to have rezoned has being designated as Rural Resource Area, (Individual onsite septic, no communal systems) because of the inability of the environment to survive development. The same study notes on page 47 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 surface runoff with effluent could occur which would "represent a public health risk."

While I find it somewhat incredulous that development would even be considered when contrary to the MPS and LUB, and in the face of proven environmental concerns, this has apparently been an ongoing problem in HRM. According to the above report, "The past twenty years of development in the municipalities that now make up the HRM can be described as a cat and mouse game between developers and the planning and engineering departments. The Planning and engineering departments made rules that were intended to control development and realize their vision of a good community, and developers found ways to work around these rules and still make money."

That said, in this case it appears that the planning staff have either been coerced or convinced to support this development despite the fact that it is contrary to environmental guidelines, the LUB, the MPS, overwhelming public opinion in Lake Echo, and good sense. As can be seen in the minutes of the first Public Information Meeting held at Lake Echo,
<http://www.halifax.ca/planning/documents/Case01278PIMMinutes1.pdf>

the Planning staff "are of the opinion that the MPS may be amended to support new mobile home park development because of the changes in on-site wastewater treatment technology that no longer discharges treated effluent to receiving waters." This opinion persists despite the fact that the detailed study 03-134 (above) by an independent professional firm analyzes the technology in question and finds it a risk to public health. I note that neither the developer, his "expert consultants", nor the HRM staff in question live in Lake Echo, nor will any of them be impacted significantly

if the lake and its environs are degraded as a result of this initiative

The Planning staff have since dropped all semblance of neutrality in this issue, as was shown in the second public meeting:
<http://www.halifax.ca/planning/documents/Case01278PIMMinutes2.pdf>

At that time the statement was made by the Planner that "staff would like to receive feedback on under what policy conditions the residents could accept a new mobile home park". The point was raised that the residents were flatly opposed to the development, but that point appears to have been missed in the minutes - It was clear that the only flexibility the planners expressed was the mechanism chosen to make this development move forward. They view it as "a done deal".

Finally, at a time when the HRM is struggling to balance its books, I find it strange indeed that my tax dollars were requested to pay costs for the developer. According to the Jan 20, 2009, HRM Regional Council minutes, the motion was made that the costs for this initiative be borne by HRM. This, despite that fact that developers have always been expected to pay the full costs. It appears that at that meeting, some councillors advised they were not in agreement with the implications of the municipality picking up the initial charges, and that typically an Applicant would apply through staff, pay the fee and go through the proper

process. There does not appear to be any additional information why that process was not to be followed in this case, and it does raise questions.

For the reasons cited, I would ask your support in defeating this environmentally risky initiative. Lake Echo is a beautiful, friendly community which will survive and prosper as envisioned by the Municipal Planning Strategy, as long as that vision is followed. We need to keep the environment and the community alive for the future, we cannot sacrifice them simply because a developer wishes to make a profit.

Thank you

Randy Price

From: Liz -
To: <kellyp@halifax.ca>, <streats@halifax.ca>, <bar...
Date: 02/04/2010 10:01 pm

To Mayor Kelly, District Councillors, Mr. MacNeil, Mr. Caldwell, Mr. Dexter, and Mr. Joudrey;

I am writing to you as a concerned citizen of the Lake Echo residential community in regard to the proposed amendment to the Municipal Planning Strategy by Mr. Paul Norwood. I am extremely disappointed that this proposal is even being considered, for several reasons, many of which have been previously stated by my neighbours and community members.

I am outraged that this proposal would be considered without eliciting feedback from the community being affected by this decision. I feel that we should not have to go on the offensive to the councillors and elected officials who are supposed to be serving the best interests of the people they represent. How could a decision as monumental as nearly doubling the population of a community be reached without consultation with the people who reside there currently? Since I was not asked, or even notified, of this situation before last month, I am strongly stating at this time that I am against the amendment that has been proposed.

I am also sickened to think of the negative effects that the proposed additional homes would have on our physical environment, and the strain that I, an ordinary and competent person, can clearly foresee would be placed on the quality of our lake and surrounding wooded areas. I believe we all learned in grade 3 science class about the cycle of life and delicate balance that needs to be maintained for a population to exist in a healthy environment. For the life of me, Mr. Nowood or anyone else will never be able to convince me that the septic effluent from an additional 300-500 homes will not impact the survivability of our lake, the natural balance of wildlife that depends on that lake, or the surrounding areas of land. To me, this is a "no-brainer". I can not understand how there could even be a discussion of how allowing this amendment could be of any benefit. (Except for a financial benefit to the developer, and those on his payroll)

I would like to also raise a concern about whether or not there have already been some sort of "back door" deals made before word of this reached the rest of the community. Driving up to the current mobile home park, one can clearly see that development of the land in question has already begun. Roads have already been created and heavy machinery is present as far as the eye can see. It would appear that Mr. Norwood either feels supremely confident that the amendment decision will be in his favour, or he has already been given a favourable impression by someone in power to make this decision. I am not accusing anyone of anything, but as an ordinary citizen driving by the land in question, I am VERY confused as to what is going on and why Mr. Norwood appears to be actively preparing to build before an official decision to the amendment is even reached. To date, I also believe that correspondence with Mr Keith Caldwell has fallen on deaf ears as he has not responded to the "Citizens for Responsible Development in Lake Echo" 's request for support, and we all are aware of his inability to judge matters of appropriate financial allocation as a political figure, as evidenced by his participation in the MLA spending scandal.
<http://www.cbc.ca/canada/nova-scotia/story/2010/02/04/ns-mla-expense-claims.html>

Most importantly, I do not understand why an amendment is being considered since the original Municipal Planning Strategy for this area was one that I am sure was not agreed upon overnight. It exists for a reason, after what I assume would have been careful examination and consideration for the best outcome of the land and the community that resides upon it. After reading the following, which is CRYSTAL CLEAR to me, why are we even having this discussion?

As stated in the Municipal Planning Strategy:

"At the present time the park [Wonderland Trailer Park] accounts for approximately twenty-two per cent 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.”
Please understand that making an amendment to this planning strategy would have devastating effects on our community, despite what the developer and its supporters may claim. I am emphatically requesting that the amendment not be permitted, as the consequences otherwise would irreversibly and detrimentally change the integrity and bio-ecological quality of our community.

Thank you for your time.

Sincerely,
Elizabeth A. Craig

Live connected. Get Hotmail & Messenger on your phone.
<http://go.microsoft.com/?linkid=9724462>

From: Randy and Pearle Price
To: <kellyp@halifax.ca>
Date: 02/04/2010 10:06 pm
Subject: FW: Requesting Your Support to Avert An Environmental Crisis
CC: <joudred@halifax.ca>

Mayor Kelly

I am writing as a concerned citizen to request your support in protecting Lake Echo and its environs. At this time, the lake is under threat from a developer who is attempting to have the Land Use Bylaw and Municipal Planning Strategy amended to allow him to construct a Mobile Home park on land at the head of the lake. His application is currently being staffed by HRM Planning despite multiple studies that warn against such development for solid environmental reasons.

The details of the application are at the following link:

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The concern expressed in the MPS is as follows, "The problems experienced with the quality of water in the lakes have been described in Section II.

While the major and immediate problem has been rectified, it is questionable whether or not the soil capability of the lands surrounding the lakes can support high density residential development without permanent damage to the receiving waters. Provincial health regulations are generally considered as providing adequate long term environmental protection from low density residential development but not a sufficient long term guarantee against high density developments serviced by either central or onsite systems.

For these reasons, high density residential development including new mobile home parks and multiple unit dwellings is not supported within the Designation."

Further to this, the MPS points out that "Both mobile home park systems have malfunctioned in recent years and in both cases the problem was

traced to improper operation or maintenance of the treatment plant. As the

malfunctions resulted in bacteriological pollution of parts of major lakes, there has consequently been widespread concern about both the reliability of existing systems and the possible introduction of new ones. These concerns are

founded on the potential negative effects to the natural environment and to potable water supplies."

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This review analyses the bedrock, soil, and groundwater of HRM and designates areas according to their ability to withstand future development. It is instructive that the map 5, Settlement Form Capability, shows the bulk of the area the developer wishes to have rezoned has being designated as Rural Resource Area, (Individual onsite septic, no communal systems) because of the inability of the environment to survive development. The same study notes on page 47 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 surface runoff with effluent could occur which would "represent a public health risk."

While I find it somewhat incredulous that development would even be considered when contrary to the MPS and LUB, and in the face of proven environmental concerns, this has apparently been an ongoing problem in HRM. According to the above report, "The past twenty years of development in the municipalities that now make up the HRM can be described as a cat and mouse game between developers and the planning and engineering departments. The Planning and engineering departments made rules that were intended to control development and realize their vision of a good community, and developers found ways to work around these rules and still make money."

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<http://www.halifax.ca/planning/documents/Case01278PIMMinutes1.pdf>

the Planning staff "are of the opinion that the MPS may be amended to support new mobile home park development because of the changes in on-site wastewater treatment technology that no longer discharges treated effluent to receiving waters." This opinion persists despite the fact that the detailed study 03-134 (above) by an independent professional firm analyzes the technology in question and finds it a risk to public health. I note

that neither the developer, his "expert consultants", nor the HRM staff in question live in Lake Echo, nor will any of them be impacted significantly if the lake and its environs are degraded as a result of this initiative.

The Planning staff have since dropped all semblance of neutrality in this issue, as was shown in the second public meeting:
<http://www.halifax.ca/planning/documents/Case01278PIMMinutes2.pdf>

At that time the statement was made by the Planner that "staff would like to receive feedback on under what policy conditions the residents could accept a new mobile home park". The point was raised that the residents were flatly opposed to the development, but that point appears to have been missed in the minutes - It was clear that the only flexibility the planners expressed was the mechanism chosen to make this development move forward. They view it as "a done deal".

Finally, at a time when the HRM is struggling to balance its books, I find it strange indeed that my tax dollars were requested to pay costs for the developer. According to the Jan 20, 2009, HRM Regional Council minutes, the motion was made that the costs for this initiative be borne by HRM. This, despite that fact that developers have always been expected to pay the full costs. It appears that at that meeting, some councillors advised they were not in agreement with the implications of the municipality picking up the initial charges, and that typically an Applicant would apply through staff, pay the fee and go through the proper process. There does not appear to be any additional information why that process was not to be followed in this case, and it does raise questions.

For the reasons cited, I would ask your support in defeating this environmentally risky initiative. Lake Echo is a beautiful, friendly community which will survive and prosper as envisioned by the Municipal Planning Strategy, as long as that vision is followed. We need to keep the environment and the community alive for the future, we cannot sacrifice them simply because a developer wishes to make a profit.

Thank you

Randy Price

From: Marc Baker
To: "joudred@halifax.ca" <joudred@halifax.ca>
Date: 03/04/2010 1:33 pm
Subject: Lake Echo development

Dear Sir,

My wife, daughter and I, are residents of Lake Echo, and have a home on the beautiful waterfrontage. I am exceptionally concerned about the proposed amendment to the Municipal Planning Strategy and addition of a mobile home park. There are many reasons I am concerned, the most significant of which is environmental. With the addition of 350 homes, there will be a significant increase in load on the local ecosystem. Despite utilization of new septic systems, these systems will do nothing for the screening of dissolved pharmaceuticals. My daughter will be swimming this summer in Lake Echo but this may be the last summer she is able to do this, if this project goes through. I do not want her ingesting any of the pharmaceuticals that will be making their way downstream and into the lake. This of course will be in addition to the significant amount of suspended solids septic runoff that are generated by 350+ new residents. The outflow from the proposed septic systems will be used to irrigate the local foliage. Further there has been NO discussion on impact of local runoff; pet feces, ice melting chemicals including salt, and many others.

Another reason for concern is basic infrastructure. Currently in Lake Echo, we have 2 convenience stores, 2 pizzarias, a medical clinic and a SMALL pharmacy. No groceries, or other services are available. What of the SIGNIFICANT increase in traffic. Highway 7 is a busy road now and with the addition of 350 homes, there will be a further burden on the roadways of Lake Echo. There is no planning to address this increased community burden. There is some discussion about a new firehall, however, I suspect this will depend on the outcome of this current case.

In addition to my concerns, I am also concerned about the impact on the community of having a ratio of 1:1 mobile homes to single family dwellings. This will surely have an impact on property values and public perception of our community.

More than anything, I am exceptionally concerned about how this project is even being considered. Your collective integrity is under a microscope and I fear what sort of precedent is set if this project is greenlighted. My confidence in elected politicians is not very high as a result of ongoing scandals at all government levels. I hope that you will make the right decision in this matter and the decision that is in the BEST interest of Lake Echo's residents. I am all for development as are you, however, this development should be within the bounds of the CURRENT Municipal Planning Strategy.

Respectfully Submitted,

Dr. Marc Baker DC, FCCRS(C)

From: "David Leverman"
To: <joudred@halifax.ca>
Date: 04/04/2010 3:11 pm
Subject: Concerned Citizens of Lake Echo

Dear Mr. Darrell Joudrey,

As a member of Citizens for Responsible Development in Lake Echo. I am deeply concerned about the re-zoning application to allow an additional 300+ mobile homes to be constructed on lands owned by Mountainview Mobile Home Park Ltd.

My concerns are the lack of environmental impact studies done to ensure that the waterways flowing into Lake Echo do not carry effluents that will permanently pollute our beautiful lakes and rivers.

Also, as a 34 year resident of Lake Echo, I am concerned about the ratio of mobile homes to single family homes and the effect this will have on the home values in our community. As well as the impact on Fire and Police Services and the additional stress on our school system.

I am protesting this application for re-zoning and ask that you and your fellow members of Halifax Regional Council reject this application.

Thank you for taking the time to read my letter and addressing my concerns.

Regards,

David A Leverman

From: James Reid
To: <joudred@halifax.ca>
Date: 05/04/2010 8:11 am
Subject: HRM Case 01278 Rezoning Amendment Application

Dear Mr Joudrey,

the letter below has been sent to the Mayor and to all HRM Councillors,
please include into the Public Record,

My thanks,

James Reid

Dear Mayor Kelly,

I am writing this letter because I am very displeased with the recent proposed zoning amendment in Lake Echo, HRM Case 01278 Planning Districts 8 and 9, amendments to the Municipal Planning Strategy and Land Use Bylaw, moved by Deputy Mayor David Hendsbee to Council on behalf the developer Mountainview Mobile Home Park Ltd (<http://www.halifax.ca/council/documents/c090120.pdf>). I am also offended in the seemingly undemocratic manner in which this process has been publicised, developed to minimize the input of the citizens of Lake Echo in such an important decision. This claim is substantiated by the distribution of the first PIM notification that was limited to 500 feet of the proposed development area which is located in a mostly wooded non-developed area. There was also the very strong impression during the PIM meetings from HRM Planning Staff that this development would be proceeding regardless, it was just a matter of "dealing with the concerns that we as residents might have" in coming up with the inescapable development agreement surely to follow. (<http://www.halifax.ca/planning/documents/Case01278PIMMinutes2.pdf>)

The concerns we have are many:

- 1) the existing MPS and LUB documents that Lake Echo is a fragile ecosystem(<http://lakes.chebucto.org/WATERSHEDS/MEDIA/media.html#moar>) that is already subjected to levels of pollution it cannot handle. More high density housing will not make this situation better, it will only make it worse. Amending the MPS and LUB to allow the development of this project and thereby endanger our recreational waters, and ground water domestic drinking resource is not a sustainable nor environmentally acceptable option to me nor is it acceptable to over 500 residents that we have canvassed. Increased demands on the groundwater with seven new proposed wells for domestic water consumption and the increased demands on the soils to handle the increased nutrients, pharmaceuticals, in the discharged effluent of a high density

development is not sustainable. There are presently homes in the community that have water shortages and there are residents in the existing trailer park who use bottled water as there is an existing distrust of that water provided. Amending the MPS and LUB to allow this project at the expense of the environment is not an option!

2) The information with regards to the numbers of new mobile homes that are being proposed for this project based on new rezoning has been evasive, inaccurate and misleading (numbers have ranged from 250 upwards to whatever possible number 600+, that could be built on the approximately 585 acres of land if it was rezoned). This proposed precedent setting developer's vision of unlimited, unrestricted, high density, carte blanche development for the future of our community is so in opposition to the existing well-thought-out MPS and LUB for Lake Echo that I have trouble thinking that this project was ever tabled for serious consideration or discussion by council. Consequently, my confidence in our elected officials to responsibly do the bidding of the people of this community who elected them has been severely eroded. Many to whom I have spoken share this view. The act of amending and thwarting the intention of the MPS and the LUB in order to allow developers to impose their will over the will of the people is not a vision shared by myself nor by the overwhelming majority of members of this community I have spoken to.

3) At the present time in Lake Echo, Mobile Homes represent approximately 22% of the homes in the community. This proposed project would increase that percentage to approximately 49%, altering the character of the community completely. Existing MPS and LUB recommend that such an increase is not desirable and furthermore that any proposed increase in mobile homes should be in proportion to the growth of other existing types of housing within the community. Amending the zoning in order to increase the percentage of mobile homes is not an option!

4) The resale value of homes in the community of Lake Echo will decrease if the MPS and LUB are amended. A loss to this value is not in the best interests of either home/land owners or mobile home owners as their properties represent their lifetime built up equity, their effort and hard work put into their properties over decades. Nor is a the reduced market value/reduced tax base in the years to come in the long term interest to the municipality. The proposed amendments to the MPS and LUB that would allow this development is not the route in the long term to take to increase the tax base in this community. Mobile homes do not increase in value in the way a traditional home on it's own land does, mobile homes depreciate in value over time. This project will not attract a greater tax base to this area in the form of new residential construction as it has in the last ten years in the Mineville area for example, to the contrary this development will detract newcomers and the building of low density housing units more suitable to the geology of the area. The reduction of our home values is not an acceptable option for home/land owners nor will it be acceptable to existing mobile home owners whose older homes will lose value if newer mobile homes in the numbers projected became available in the immediate area.

Thank you for your consideration in reviewing these concerns. I ask you for your support and urge you not to allow the proposed amendments to

the MPS and LUB in Lake Echo to proceed. I strongly urge you to refuse the application of Mountainview Mobile Home Park Ltd, and their proposal to change the zoning of this sensitive area. I ask you and the other councillors to initiate a motion to immediately reject the application for case 01278 and bring this unwanted development idea to an end.

Sincerely,

James Reid

From: Michael Clothier <
To: <kellyp@halifax.ca>, <streata@halifax.ca>, <bar...
Date: 06/04/2010 12:37 pm
Subject: Lake Echo. Case No. 01278

Halifax Regional Municipality Case No. 01278: Amendments to Planning Districts 8 & 9 Municipal Planning Strategy (MPS) and Land Use By-law (LUB) to allow for a new mobile home park on lands at Lake Echo.

To whom it may concern,
The Mayor and all HRM Council team.

We are writing to object to the request for the MPS amendment. This amendment which would be Re-zoning, will seriously affect our community. Some of the following are at stake:

Environment- Water shed system could be pressured to irreversible condition.

Land use exceeds the MPS and common sense.

Community character is lost

mistrust in elected leadership

property values will lower All elected officials must be cognizant of the fact that they hold a responsibility to their communities and not developers. This is a legally bound mandate. To trifle with it could have serious consequences. As we grow older in our lives, we hope that we gain wisdom with time. If we lack this wisdom then we can only hope that someone is looking out for our best interest and would inform us of our potential path of error. We rely on Council to possess this wisdom as they are either qualified or are surrounded by a qualified team to do this. The recent developments in Lake Echo demonstrate that Council does not have this wisdom. It has entertained the developer and dodged the people at almost every step. In fact, most of the community was uninformed as this case was launched. When we were called to a meeting, Council and its team entertained the developers and not the community at large. Council is watching our community divide rather than representing us and uniting us. We, the community, had to back-engineer the information and proceedings to discover what has been going on. Council has not been at our side since. We are now concerned about the greater Council, who also are running and hiding. I am looking for integrity, vision and righteousness. Where should I go for this?

Please do not change the MPS. Anyone who has read this document and understood it, could not be a party to this change. Please show us that you are all accountable in the process of stewardship. Please show us integrity, wisdom and vision.

Sarah and Michael Clothier.

Citizens for Responsible Development in Lake Echo

Hotmail & Messenger are available on your phone. Try now.
<http://go.microsoft.com/?linkid=9724461>

From: Ralph Orton
To: <mcclusg@halifax.ca>
Date: 07/04/2010 9:13 am
Subject: Request for support to defeat case #01278

CC: <joudred@halifax.ca>

Hello Councillor McCluskey,

I am writing to request your support to defeat a proposal to waive the Municipal Planning Strategy for our area (Lake Echo) and re-zone two parcels of land totalling 594 acres to allow a new Mobile home park for at least 350 units to be developed in addition to the current Wonderland mobile home park of 375 units. I have attached a letter which more fully explains my reason for writing to you.

In my opinion this proposal completely ignores the reasons why the MPS was originally researched and published which is to ensure responsible and respectful consideration of proposed developments throughout HRM.

I have copied Mr. Joudrey of the HRM Planning Staff to ask that this letter be made part of the public record for this case.

Thank you for considering this request.

Sincerely

Ralph Orton

Live connected. Get Hotmail & Messenger on your phone.
<http://go.microsoft.com/?linkid=9724462>

From: Michel Gaudreau <mg@halifax.ca>
To: "Darrell Joudrey" <joudred@halifax.ca>
Date: 08/04/2010 6:40 pm
Subject: RE: Informal Access to Information Request

CC: "Nancy Dempsey" <dempsen@halifax.ca>, "Kurt ..."
Good evening Darrell,

Thank you very much for returning my email and also for providing me with the additional information and contacts. I will begin the FOIPOP process shortly. Once again thank you for your assistance.

Regards,

Mike Gaudreau

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

From: Darrell Joudrey [<mailto:joudred@halifax.ca>]
Sent: April-08-10 9:36 AM
To: Michel Gaudreau
Cc: Nancy Dempsey; Kurt Pyle
Subject: Re: Informal Access to Information Request

Good Morning Michel,

The information you have requested in your email of April 1, 2010 is not routinely available and it is advisable that you should proceed to file a FOIPOP request. The form and information regarding FOIPOP may be found at <http://www.halifax.ca/irm/Forms.html>

If you have any questions about the procedure there is contact information provided on the pages linked above or you may contact Nancy Dempsey, HRM Manager, Information Resource Management and FOIPOP Co-ordinator, at 490.4390

Darrell

Darrell Joudrey
Planner
Community Development
Planning Applications - Eastern Region
P. O. Box 1749
Halifax
Nova Scotia
B3J 3A5
Canada
phone (902) 490.4181
facsimile (902) 490.4346

>>> Michel Gaudreau
Good afternoon Mr Joudrey,

1/04/2010 2:11 pm >>>

In accordance with FOIPOP procedures, it is suggested to informally request

information from the appropriate business unit who may be in possession of the information requested. Accordingly, I would request that I be provided with information regarding case 01278, application by Mountainview Mobile Home Park Ltd. to amend the MPS and LUB for the creation of a new mobile home park.

This request is based on the premises that the guidelines contained in "A Guide to the Planning Approval Process for Development Applications" as prepared by Community Development Planning Services Division, dated May 2007 were followed; if this is not the case, could you please provide me with the most recent guidelines used?

Specifically I request dated copies of all records including, emails, record of telephone conversations, meeting notes and any other reports for the following stages of the application process for this case:

1. Inquiry Stage
2. Pre-application
3. Application
4. Application review

I also request any additional records not included in the items above used for the Council Report dated 2 June 2009 as presented to Regional Council on 23 June 2009. Specifically dated copies of all records including, emails, record of telephone conversations, meeting notes and any other information that led to the recommendation to Regional Council to initiate a process to consider amending the Planning District 8 & 9 MPS and LUB to permit a new mobile home park in Lake Echo.

Thank you very much,

Michel Gaudreau

From: Randy and Pearle Price
To: <joudred@halifax.ca>
Date: 20/04/2010 4:04 pm
Subject: March 25/91 Amendment

Darrell,

You will note that the second page, Conclusion, states that the amendment allows the developer "to apply for a development agreement to expand the parks, up to the design capability of the existing treatment plant. Additional expansion to the parks beyond this level would not be considered."

Randy

From: Randy and Pearle Price
To: "Darrell Joudrey" <joudred@halifax.ca>
Date: 20/04/2010 4:45 pm
Subject: RE: March 25/91 Amendment

Thanks, Darrell. Are there any details or conditions on the Development Agreement? Can you scan it and email it to me?

Thanks

Randy

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

From: Darrell Joudrey [mailto:joudred@halifax.ca]
Sent: April-20-10 4:16 PM
To: Randy and Pearle Price
Subject: Re: March 25/91 Amendment

Hi Randy,

After you left I went back to Registry of Deeds site (property on-line) and found the Development Agreement for the expansion to the original Wonderland. I was in a hurry this morning and had the PID numbers mixed up and was looking at the original mobile home park when I thought I was looking at the expansion property. The DA was registered in March of 1992.

Darrell

>>> Randy and Pearle Price

20/04/2010 4:02 pm >>>

Darrell,

You will note that the second page, Conclusion, states that the amendment allows the developer "to apply for a development agreement to expand the parks, up to the design capability of the existing treatment plant. Additional expansion to the parks beyond this level would not be considered."

Randy

From: David Hendsbee
To: Michel Gaudreau
Date: 20/04/2010 8:50 pm
Subject: Re: Lake Echo New Mobile Home Park

CC: 'Bill & Gail'; Darrell Joudrey; Jennifer Little

Thank you for this e-mail. I have received this one already. This and all other comments received on this application have been forwarded to HRM Staff so they have all of these views and concerns expressed for the record. I do read all comments received and ponder their points. BUT I have repeatedly said I can not make any remarks or comments to any part of these e-mails as this application goes through a public process. If I speak out and comment on any side of this matter, then that could disqualify my participation or give the applicant possible grounds for appeal to the NS Utility Review Board based on a claim of perceived bias or prejudice in the process.

Best regards :
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 > 4/20/2010 8:35 PM >>>
This communication is sent by:
Michel Gaudreau
10 Linda Lane
Lake Echo
829-3169

On behalf of Mr. McLaughlin

Dear Councillor Hendsbee

I do not oppose progress or development but I do oppose anything that asks for public approval without due diligence being properly applied by the developer. In the case of planning file case 01278 I have great trepidation with respect to the material that has been supplied. The following is what my observations indicate to me:

There are many hundreds of acres of property that will be zoned for high density living if this application goes through.

The boundary lines denoted by the map on the developer's plan would indicate to me that this development is mainly in Porter's Lake and not in Lake Echo. So why hold PIM's in Lake Echo although I can see that the environmental impact will be on Lake Echo?

There are two watersheds involved. The first is the drinking water for the existing mobile home park and the second is the very prevalent water shed areas throughout the planned area for development. Since the drinking water for the existing mobile home park comes from the lake depicted on the developers plan I have to ask if HRM would accept such a development on let's say the Dartmouth Watershed, uphill at the same distance. Reason tells me HRM would not and be smart to do so. That means that if it is acceptable here then part of our community has to accept something different than the rest of us.

No one talked to the community until a significant amount of work had been completed by the developer on this project. I tried to speak to NS Environment but have never received a return call.

I do believe that an end run was done around both our Councillor and our MLA on the subject of senior housing. This is supposed to be retirement housing which is radically different from seniors housing in that retirement housing assumes that you have the money to pay. Seniors housing looks after people who may not be able to look after their property any more or have very little support family or financial. The latter is what HRM should be looking after. Since senior housing is not part of the plan and since the plan does nothing for Lake Echo why would it be considered.

Lake Echo is already developing at a steady rate. Why then go ahead and give a zoning to anybody to develop high density on the already highly stressed watershed. Articles are available to state that Lake Echo has polluted areas. This new development could have the potential to negatively affect the environmental and water quality of the region by adding the runoff from high density occupation to a large portion of the community and downstream communities. Look at the developer's own presentation and see that there are a large number of those little bushy areas denoting wet bogs. These support the brooks and lakes in the area. They cannot recover once polluted. We need them unpolluted by man in order to feed the lakes with good water. Already we have our waterways supporting a significant amount of threatened life that is living in our water system that comes all the way from our international airport. Look at charts depicting biological threats in our area. On the same plan we see sewage weeping field areas above the lake water supply to the existing mobile home park and in one of the brooks.

HRM staff have already told us that once zoned the developer is free to do as he pleases as denoted by this type of zoning.

Without going into the many concerns brought out by my neighbors in Lake Echo about property value, changes in HRM planning policy, infrastructure and service requirements, I wish only to ask that cool minds evaluate this as it will affect the really long term. If you look at what this ecosystem has endured in a very few years you will see another reason to be diligent in relation to change. Problems have been generated by circumstances unforeseen at any planning stage.

First, we have had heavy development to the point that we have been designated urban in 2006. I have not seen any extras like sidewalks, sewers, transit or budget that supports this in the last five years

Second, we have had Hurricane Juan which smashed personal property but more importantly flattened most of our trees that provided canopy for the forest. The cleanup for this included not only the downed trees but standing hardwood and some pine and most mature spruce and fir. This means that we now have quicker runoff plus more dry burnable area. This will be over in a year or two but it is a concern of mine at this time. The cleanup of Hurricane Juan in this area did not provide employment to Nova Scotia labor as those who did it did not speak English when I approached them.

Third, we suffered loss of fish in a serious way due to airport construction. This is demonstrated by a report that was done to establish the cause. Since the incident the fish have come back but not to their former numbers.

Fourth, we suffered through a serious sewage contamination in our watershed and lakes in late 1980's

Fifth, we had a devastating fire that burned for days and caused loss of homes in Mineville.

Sixth, I look out my own window and see two large portions of Lake Echo being developed as I write this. These have nothing to do with the file in question but do have to do with the sustainability of my ecosystem.

We are planning now for when we will not even be here. Our children and grandchildren will have to live with what we do. Protect our watersheds forever or we will be the worse for it. There have already been some dandy mistakes in HRM including PCB's, sewage and forest harvesting. Bigger fish than us polluted the Great Lakes and with planned good intentions generated our Alberta tar sands disaster. There are many more I can give you in Nova Scotia.

The little bit here that can be done to help stave off what may be inevitable will help our offspring to have some of what we enjoyed.

Some might say that the common public good is served by this development but I fail to see where anyone could reasonably substantiate that.

If you want any more on this subject from me do not hesitate to ask.

W.L.McLaughlin

From: Michel Gaudreau
To: "Darrell Joudrey" <joudred@halifax.ca>
Date: 20/04/2010 8:56 pm
Subject: Lake Echo New Mobile Home Park

CC: "Bill & Gail"
This communication is sent by:

Michel Gaudreau

On behalf of Mr. McLaughlin

Mr. Joudrey,

I do not oppose progress or development but I do oppose anything that asks for public approval without due diligence being properly applied by the developer. In the case of planning file case 01278 I have great trepidation with respect to the material that has been supplied. The following is what my observations indicate to me:

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Some might say that the common public good is served by this development but I fail to see where anyone could reasonably substantiate that.

If you want any more on this subject from me do not hesitate to ask.

W.L. McLaughlin

From: Michel Gaudreau
To: "Darrell Joudrey" <joudred@halifax.ca>
Date: 25/04/2010 3:26 pm
Subject: Aerial View Case 01278

CC: "David Hendsbee" <David.Hendsbee@halifax.ca>,
Hello Darrell.

I would like to provide you with one of the several aerial photos taken for our group. It gives an excellent overview of the whole area, and from a planner's perspective may give you a clearer understanding of the scope of work that has been completed to date. It can clearly be seen that regardless of the processes in place the developer has obvious intentions to proceed as planned to the extent that phases 1 and 2 are already well on their way to being ready for development.

The photograph is of good quality resolution and can be magnified to the extent that many details can be made visible. You may use and distribute this photograph as you see fit and would also like to suggest that it be made available on your website as documents submitted for evaluation.

Regards,

Mike Gaudreau

From: Randy and Pearle Price
To: "Darrell Joudrey" <joudred@halifax.ca>
Date: 27/04/2010 2:44 pm
Subject: RE: March 25/91 Amendment

Darrell,
Thanks for your response. Just to clarify - what PIM is it that I have to have? You have used PIM to mean public information meeting in past correspondence, but I do not think that is what you mean in this context.

Randy

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

From: Darrell Joudrey [mailto:joudred@halifax.ca]
Sent: April-27-10 1:33 PM
To: Randy and Pearle Price
Subject: RE: March 25/91 Amendment

Hello Randy,

Sorry about not getting back to you sooner but I was reminded by your phone call. Under HRM's subscription agreement with Service Nova Scotia we can not routinely release such information even though it is public. But you may certainly obtain the Development Agreement yourself at the Dartmouth Land Information Centre, whose contact information and address I have provided below. Just be sure you have the PIM when you go by the office.

Hope this helps. I'm not sure if they could handle your request by phone or email. The information is not clear on that.

Let me know if you require further assistance.

Darrell

Service NS - Land Registration Office / Map Library - Service Locations

Location - Dartmouth

Land Registration Office - Halifax County Map Library Services - Central Region

Street Address:
780 Windmill Road
3rd Floor
Dartmouth, Nova Scotia

Mailing Address
P. O. Box 2205
Halifax, Nova Scotia
B3J 3C4

Land Registration
Maps & Geographic Info
Personal Property
Property Online
Hours: Monday to Friday - 8:30 a.m. to 4:30 p.m.

(except holidays)
Phone: (902) 424-4083
Fax: (902) 424-5747

Map Library Services (more service details) Maps Geographic Information Aerial Photographs for the Province Provincial data can be found in the Halifax Land Registration Office.
Hours: Monday to Friday - 8:30a.m. to 4:30 p.m.
(except holidays)
Phone: (902) 424-4083
Fax: (902) 424-5747

>>> Randy and Pearle Price

20/04/2010 4:45 pm

>>> >>>

Thanks, Darrell. Are there any details or conditions on the Development Agreement? Can you scan it and email it to me?

Thanks

Randy

From: Liz -
To: <snsmrmin@gov.ns.ca>, <premier@gov.ns.ca>, <dde...>
Date: 28/04/2010 9:36 pm
Subject: RE: Elizabeth Craig, Ref #040610035, Proposed Amendments to MPSimpacting Lake Echo

To Ms. Jennex and Whom it May Concern:

Thank you very much for your response and for the information you provided. However, I would like to point out that this particular situation does not appear to be "very early" in the process:

This is an aerial photograph of the land in question. As I had previously observed, the land destruction has already begun and is clearly visible from the air (much more so than from a casual drive to the site). You can see why we are confused about the preparation of land when we are still in the early stages of the process. I fear that by the time we reach the end of the process you have lined out, it will be too late to intervene.

We will of course continue to contact the appropriate channels you have mentioned, but that doesn't seem to stop what is already happening. Please compare this photograph with the "Conceptual Site Plan" issued for this land...it appears to mirror the plan and to me looks very much advanced in its progress, not in the early stages at all. This is why I have contacted you: because every day more land is cleared and more preparations are made to build while "our concerns are being expressed" to the municipal and regional councillors. We would like to also have your support in this matter to perhaps put a stop to this.

Also, the "Traffic Impact Study" which was released in November of 2009 clearly states that " Construction has started for Stage 1 which will include about 203 site which are expected to be fully occupied by 2014. "

This should demonstrate very clearly the disregard for this process by the developer...obviously following the correct channels has not produced any results except allowing the developer to do exactly as he pleases. I will continue to voice my concerns until I am satisfied that this development will not be completed.

Thank you for your time.

Sincerely,

Elizabeth Craig

Date: Wed, 28 Apr 2010 11:41:20 -0300
From: SNSMRMIN@gov.ns.ca
To: elizabethcraig
CC: Correspondence@gov.ns.ca
Subject: Elizabeth Craig, Ref #040610035, Proposed Amendments to MPS impacting Lake Echo

April 28, 2010

Ms. Elizabeth A. Craig
VIA E-Mail: elizabethcraig

Dear Ms. Craig:

The Premier has asked that I respond on his behalf to your e-mail dated April 3, 2010 as it deals with a planning matter.

The amendments you refer to are to the municipal planning strategy and land use by-law that applies to the Lake Echo area. My understanding is that this is very early in the process. The Community Council must first decide whether or not they wish to proceed with the amendment. It must then move to the Regional Council where a public hearing will be held before any final decision is made. Community opposition or support for the amendment can be made at this public hearing.

The Halifax Regional Municipal Charter gives authority for local planning matters to the Regional Municipality. You should continue to express your concerns regarding this matter to your councillor and to Regional Council. Any questions you have can be dealt with by municipal planning staff.

Thank you for your letter and for your concern for your community.

Sincerely,

Original Signed by

Ramona Jennex

cc Honourable Darrell Dexter, Premier (040610035)

Live connected. Get Hotmail & Messenger on your phone.
<http://go.microsoft.com/?linkid=9724462>

From: Liz -
To: <snsrmin@gov.ns.ca>, <premier@gov.ns.ca>, <dde ...>
Date: 29/04/2010 11:15 am
Subject: FW: Elizabeth Craig, Ref #040610035, Proposed Amendments toMPSimpacting Lake Echo

Sorry about that Ms. James, I hope this format will work. I have also included the Conceptual Site Plan for comparison. These pictures will show the destruction of land occurring presently mirrors the conceptual site plan. Thanks.

Elizabeth Craig

Date: Thu, 29 Apr 2010 09:43:50 -0300
From: PREMIER@gov.ns.ca
Subject: RE: Elizabeth Craig, Ref #040610035, Proposed Amendments to MPSimpacting Lake Echo
To: elizabethcraig

Hello Ms. Craig.

The aerial photo you make mention of in this email to Premier Dexter, has not been received at this site.

Please resend.

thank you,

Regina James
Correspondence Coordinator
Office of the Premier

>>> Liz __ 2010-04-28 9:35 PM >>>
To Ms. Jennex and Whom it May Concern:

Thank you very much for your response and for the information you provided. However, I would like to point out that this particular situation does not appear to be "very early" in the process:

This is an aerial photograph of the land in question. As I had previously observed, the land destruction has already begun and is clearly visible from the air (much more so than from a casual drive to the site). You can see why we are confused about the preparation of land when we are still in the early stages of the process. I fear that by the time we reach the end of the process you have lined out, it will be too late to intervene.

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This should demonstrate very clearly the disregard for this process by the developer...obviously following the correct channels has not produced any results except allowing the developer to do exactly as he pleases. I will continue to voice my concerns until I am satisfied that this development will not be completed.

Thank you for your time.

Sincerely,

Elizabeth Craig

Date: Wed, 28 Apr 2010 11:41:20 -0300
From: SNSMRMIN@gov.ns.ca
To: elizabethcraig
CC: Correspondence@gov.ns.ca
Subject: Elizabeth Craig, Ref #040610035, Proposed Amendments to MPS impacting Lake Echo

April 28, 2010

Ms. Elizabeth A. Craig
VIA E-Mail: elizabethcraig

Dear Ms. Craig:

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The Halifax Regional Municipal Charter gives authority for local planning matters to the Regional Municipality. You should continue to express your concerns regarding this matter to your councillor and to Regional Council. Any questions you have can be dealt with by municipal planning staff.

Thank you for your letter and for your concern for your community.

Sincerely,

Original Signed by

Ramona Jennex

cc Honourable Darrell Dexter, Premier (040610035)

Got a phone? Get Hotmail & Messenger for mobile!

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From: Rick & Sharon
To: "Hendsbee, Dave" <david@hendsbee ns.ca>, "Hends...
Date: 04/05/2010 3:38 pm
Subject: LAKE ECHO - NEW MOBILE HOME PARK

CC: "Gaudreau, Michel"
Gentlemen

Residents of Mineville have just been made aware of a proposal to amend the Municipal Planning Strategy for Districts 8 and 9 to permit the construction of a new mobile Home park. The communication from Mr. Goudreau, Co-Chair of the Citizens for Responsible Development in Lake Echo Committee very clearly points out (with appropriate technical references) that this proposal would be detrimental to the area's water supply.

I would hope that you all will ensure that this proposal is soundly defeated.

I remain, yours truly

R.A. Mader

From: David Hendsbee
To: Darrell Joudrey; Gail Harnish; Jennifer Littl...
Date: 04/05/2010 7:10 pm
Subject: Fwd: MDV&CCC june 9th - Lake Echo

CC: Barry Dalrymple; Bonnie Chiasson; Sharon Dykm...
Hi Darrell :

I heard from the other 2 Councillors and we will hold a MDV&CCC at the Lake Echo Community Centre - # 3168 Highway #7 - Lake Echo, HRM, NS on Wednesday June 9th at 7 PM .

I have already booked the community centre for that night from 6 - 10 PM. and yes - WE WILL NEED THE GYM !!! OK ? > David H

>>> David Hendsbee 4/28/2010 4:12 PM >>>

Are you guys available for a MDV&CCC on Wed. June 9th - 7 PM in Lake Echo to deal with the mobile home proposal ? - DH

From: nsbirdie
To: <kellyp@halifax.ca>, <david hendsbee@halifax.ca...>
Date: 05/05/2010 8:59 am
Subject: Mt View Application for New M H Park in Lake Echo

Dear Mayor, Councilor and Planner:

It has come to my attention that Mt. View Mobile Home Park LTD has applied to amend the Planning District 8 and 9 Municipal Planning Strategy in order to build a new mobile home park in Lake Echo. As a resident living on the lake, I wish to express my formal support for protecting our waters, quality of life and property values by declining their application.

I believe that any additional high density housing in these headwaters will have a direct and negative effect on Lake Echo and the residences and/or communities downstream including Mineville (where I reside) as well as Lawrencetown. These environmental risks are not worth taking. It is my understanding that the developer is actually preparing the site now even though the zoning still forbids this type of development. How that can happen? I do not understand. Please stop this destruction of our community now!

Regards,
Leslie Birdsall

From: Ali
To: <joudred@halifax.ca>
Date: 06/05/2010 11:54 am
Subject: Development to Lake Echo

I am opposed to the mobile home park's request to amend the Municipal Planning Strategy (MPS)
We must protect the waters of Lake Echo in order to maintain our water quality and property values.

R.L. Verbeke

From: Michel Gaudreau ·
To: "'Darrell Joudrey'" <joudred@halifax.ca>
Date: 10/05/2010 4:12 pm
Subject: Important Information relating to MPS LUB amendment Case 01278

CC: "'Kurt Pyle'" <pylek@halifax.ca>, <kellyp@halif...
Mr Joudrey,

As a result of ongoing research by "Citizens for Responsible Development in Lake Echo" into the application submitted by Mountainview Mobile Home Park Limited to create a new mobile home park in Lake Echo, some rather alarming information has been uncovered that requires immediate confirmation, review and necessary action.

The properties for which Mr. Norwood has applied for MPS and LUB amendments are identified as PIDs 41041236 and 40519555. A portion of PID number 40519555 or the westerly portion of Lot NX-1AC (as identified in the conceptual site plan submitted) formerly known as Lot N is currently subject to a Development Agreement (Agreement between Mountainview Mobile Home Park Ltd and The Municipality of the County of Halifax dated 23 March 1992). The development agreement currently in place for this property contains existing conditions and restrictions on mobile home parks that were put in place when Mr. Norwood owned both Mountainview and Wonderland mobile parks. Killam Properties Inc. is the current owner of both mobile home parks.

During the application process Mr. Norwood was required to disclose that there was a development agreement currently in place for portions of the lands in question. Furthermore it would appear that as Mr. Norwood is very well aware of the current Development Agreement, the request submitted at the application stage of the process should have made mention of the requirement for a Development Agreement Amendment to the existing Development Agreement on the properties now owned by Killam Properties Inc.

It is suggested that it is very probable that Planning Services has either been misinformed or misled from the very beginning of the application process by the developer with the intent of staff overlooking the current Development Agreement that this property is subjected to.

It is formally requested that the application by Mountainview Mobile Home Park Limited to develop a new mobile home park in Lake Echo (case 01278) be immediately rejected upon confirmation of the information provided in this correspondence on the basis that the developer failed to disclose all of the required information to Planning Services and to the residents of Lake Echo during the Public Information Meetings from the very beginning of the application process. It is also formally requested that HRM Planning Services or the appropriate department within HRM take immediate measures to

stop any further work including the use of the roadway across the portions of property NX-1AC that is subject to the Development Agreement until the environmental effects of continued use and disruption by heavy machinery have been professionally evaluated.

I would request that you provide confirmation that your office has received this correspondence and provide information updates as necessary to determine if further action is necessary.

Kindest regards,

Michel Gaudreau

From: David Hendsbee
To: Marc Baker
Date: 10/05/2010 5:42 pm
Subject: Re: Lake Echo Development and HRM case 01278

CC: Darrell Joudrey; Jennifer Little
Hello Dr. Marc Baker :

Thank you for your e-mail. Your comments will be forwarded to the appropriate HRM Staff for a matter of the public record on this matter.

May I ask you if you are a local resident of the affected area and if so whereabouts ?

For the record, I should take this opportunity to point out that the major fish kill of the 1980's was directly attributed to the run-off from exposed pyritic slates associated with the Halifax Airport runway reconstruction. That is why you will now find a treatment plant at the airport to contain and treat such material.

Best regards :
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

>>> Marc Baker < > 09/05/2010 10:25 pm >>>
Councillors and Municipal Staff,

Hopefully you all recall my email from approximately one month ago. This case continues to become more and more interesting. I am in receipt of an update from one of the concerned citizens. I have bulleted the highlights below:

~The second study provided more detail (mid 1980's), including the fact that the 200 mobile homes at the time in the Norwood trailer parks were singly responsible for over 1/3 of the 3000 KG of phosphates annually deposited in Lake Echo from all sources. It recommended that if the Wonderland/Mountainview sites were allowed to expand, that the Department of the Environment should monitor the Sewage Treatment plant effluent on a monthly basis for at least one year after the site reaches its regulated size. Unfortunately, this was never done. As a result, the load currently being deposited in Lake Echo by that site remains unknown to this day.

~The Department of the Environment reacted to the second study by ordering another assessment of the Wonderland Mobile Home Park's Sewage Treatment Plant in 1986. The report could best be described as damning. It found that the plant was unable to handle even its design hydraulic loading. It stated that "During 1980 to 1985 the plant had a poor compliance record" and that "compliance with effluent guidelines was very poor and unacceptable." It also stated that McCoy's pond was the major factor in reducing the effluent actually

reaching Lake Echo. Concerns were expressed that in the event that the health of the pond degraded or the Sewage Plant effluent level increased, there could be a significant negative impact on Lake Echo.

~As a result, a number of constraints were identified that had to be met in order for Paul Norwood to get a development agreement, which was registered on March 23rd, 1992. It should be noted that, as a condition of development, Mr Norwood agreed numerous times that there would be no additional mobile home expansion on his land after the site reached the maximum capability of the current sewage treatment plant.

~Development Agreement- In addition to the requirements of the Mobile Home Park By-Law, many additional requirements were put into place among which is an annual inspection report from the Nova Scotia Dept of the Environment. Unfortunately, despite the hard work of the community of Lake Echo, it appears that the Department of the Environment has not provided the overview that is required. According to Environment sources, there has been no independent monitoring of the Sewage Treatment Plant, no inspections of the levels of effluent in the discharge stream, and no monitoring of the effluent concentration in McCoy's Pond or the outlet stream to Lake Echo. There are a number of additional requirements in this development agreement still in force that appear to have been ignored at all levels of responsibility.

~The HRM commissioned a study in 2004 entitled Options for On-Site and Small Scale Wastewater Management. The conclusion of the study was that the area Paul Norwood has applied for a new mobile home park is unacceptable for group sewage, and should be designated Rural Resource Area. The reason is the underlying geology. It is comprised of a rock formation known as Halifax formation sulphide bearing slate which produces acid drainage. The high acid content of Lake Echo is largely related to inflow from this area. Construction in areas of this bedrock are under strict guidelines, a company in Sackville was fined for improper disposal of acid bearing slate - yet the current owner has been bulldozing at will for the last year. The result on the lake is unknown as no recent monitoring has been done. Prior to the construction, it is known that the acid levels in the lake were borderline for a number of fish species, and in the past surges in acid were related to fish kills, such as the large gaspereau kill in the 1980s.

In this day and age poorly supported information runs abundantly through avenues such as the internet. The current case for Lake Echo and arguments against it are based on previous events, lessons learned and SCIENTIFIC STUDY. There continues to be a significant concern that this case is even being considered given the evidence for detrimental environmental effects. Study of past records and recommendations that have not been followed through are also worrisome, not the least of which is the inaction of the NS Department of the Environment.

Again I implore you to make, what is becoming, the more and more correct decision in this case. Any decision to allow this project to continue demonstrates irresponsible behaviour and a blatant lack of respect for the environment, a theme that seems to be on all politicians tongues these days. Our local MLA and councillor have been honoured with environmental awards. Green-lighting this case and movement forward with the blessing of these politicians would be rather embarrassing. I would invite any of you to make the short trip to Lake Echo, especially this time of year to see what a gem it is and

can still be. Swimming, boating and general water based activities are some of our highlights. Again, please stop this project now.

Repectfully Submitted,

Dr. Marc Baker, DC, FCCRS(C)

From: David Hendsbee
To: Ali
Date: 10/05/2010 5:50 pm
Subject: Re: development in Lake Echo

CC: Darrell Joudrey; Jennifer Little
Hello :

Thank you for your e-mail. Your comments will be forwarded to the appropriate HRM Staff for a matter of the public record on this subject.

Best regards : 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

>>> Ali 06/05/2010 11:52 am >>>
I am opposed to the mobile home park's request to amend the Municipal Planning Strategy (MPS)
We must protect the waters of Lake Echo in order to maintain our water quality and property values.

R.L. Verebeke

From: David Hendsbee
To: nsbirdie
Date: 10/05/2010 5:58 pm
Subject: Re: Mt View Application for New M.H. Park in Lake Echo

CC: Darrell Joudrey; Jennifer Little
Hello Leslie :

Thank you for your e-mail. I see your comments have been forwarded to the appropriate HRM Staff for a matter of the public record on this subject.

Best regards : DAH

David Andrew Hendsbee
HRM Councillor District 3 :
Preston - Lawrencetown - Chezzetcook
Tel #: 829-2465
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>>> nsbirdie 05/05/2010 8:58 am >>>
Dear Mayor, Councilor and Planner:

It has come to my attention that Mt. View Mobile Home Park LTD has applied to amend the Planning District 8 and 9 Municipal Planning Strategy in order to build a new mobile home park in Lake Echo. As a resident living on the lake, I wish to express my formal support for protecting our waters, quality of life and property values by declining their application. I believe that any additional high density housing in these headwaters will have a direct and negative effect on Lake Echo and the residences and/or communities downstream including Mineville (where I reside) as well as Lawrencetown. These environmental risks are not worth taking. It is my understanding that the developer is actually preparing the site now even though the zoning still forbids this type of development. How that can happen? I do not understand. Please stop this destruction of our community now!

Regards,
Leslie Birdsall

From: David Hendsbee
To: drmarcbaker
Date: 10/05/2010 8:29 pm
Subject: Re: Lake Echo Development and HRM case 01278

CC: Darrell Joudrey, Jennifer Little

Hi Marc

For a fair process I am obligated to remain silent and neutral until the application goes through the channels. I will seek all information before I speak to the matter at hand. Ok ? Regards - David

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

From: Marc Baker
To: David Hendsbee <David.Hendsbee@halifax.ca>

Sent: 5/10/2010 8:07:33 PM
Subject: Re: Lake Echo Development and HRM case 01278

Sir,

I am a local resident of Lake Echo. We have a house on the lake that we plan on living in until retirement. Thank you for the clarification about the pyritic run off, it's good to have a balanced approach to forming my opinion of the issue.

I still have difficulty understanding however how this project can continue to go forward. What are the benefits? From my information it appears that there are significant negative outcomes to this project, not the least of which is the effect on the environment. The proposed septic systems will not process or remove pharmaceuticals. Given we like to swim in the lake and we draw our water from the lake, we will be ingesting pharmaceuticals, and as a young man I do not need anti hypertensives, diabetic drugs or Viagra. How would you feel if someone put these dissolved chemicals in your drinking supply?

Please inform me as to the benefits that you feel this project will bring to our community. Thus far your silence and neutrality seem suspicious and I along with others feel that you sir are involved in this project. Please clarify these rumours and I look forward to hearing from you.

Dr. Marc Baker

On 10-May-10, at 5:42 PM, David Hendsbee wrote:

> Hello Dr. Marc Baker :
>
> Thank you for your e-mail. Your comments will be forwarded to the
> appropriate HRM Staff for a matter of the public record on this
> matter.
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> May I ask you if you are a local resident of the affected area and if
> so whereabouts ?
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> For the record, I should take this opportunity to point out that the
> major fish kill of the 1980's was directly attributed to the run-off
> from exposed pyritic slates associated with the Halifax Airport runway
> reconstruction. That is why you will now find a treatment plant at the
> airport to contain and treat such material.
>
> Best regards :

> DAH
>
>
> David Andrew Hendsbee
> HRM Councillor District 3 :
> Preston - Lawrencetown - Chezzetcook
> Tel #: 829-2465
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> year after the site reaches its regulated size. Unfortunately, this
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> some of our highlights. Again, please stop this project now.
>
> Repectfully Submitted,
>
>
> Dr. Marc Baker, DC, FCCRS(C)

From: Liz -
To: <kellyp@halifax.ca>, <streets@halifax.ca>, <bar...
Date: 11/05/2010 4 26 am
Subject: Lake Echo MPS Amendment (Case 01278)

May 11, 2010

Dear Regional Council Members, Ms. Fenton, Mr. Belliveau, Mr. Dexter et al,

I am writing to you this morning to implore you to immediately stop the development of land for use by Mountainview Mobile Home Parks Ltd. in Lake Echo which is currently being cleared, bulldozed and levelled while an amendment to the Municipal Planning Strategy (MPS) for this land is still supposedly in the early stages of the application process.

It would also appear that during the application process, the developer has failed to disclose that a current Development Agreement already exists for part of the land (Lot NX-1AC on the Conceptual Site Plan) that he wishes to develop. This information has been obtained by the "Citizens for Responsible Development in Lake Echo" organization. In addition to emphasizing my deep concern that the destruction of land will have irreversible consequences for the environment in our community, I would like to formally request that immediate action be taken by the Department of Environment or by the appropriate designate to cease the further damage to the property in question in Case 01278.

I believe many of you are under the impression that this application is in the "early stages" of development, however, I can personally attest to the fact that there has been major destruction of the land in question and am attaching photographic proof of how the area mirrors the conceptual site plan submitted by the developer. I have also visited the site personally and anyone can easily view the destruction through the property fence.

Please stop the further destruction of this land before it is too late.

In addition, I would like to formally request to the Members of Regional Council that following verification of the failure of the property developer to disclose an existing Development Agreement, the Application be immediately denied. I would also like to request to the Department of Environment that any and all applicable charges and/or fines be laid against the developer for purposely falsifying the application to amend the MPS and subsequently developing the land without the proper permission or amendment.

Thank you very much for your time.
Sincerely,

Elizabeth A. Craig

Win \$10,000 from Hotmail! Enter Here.
<http://go.microsoft.com/?linkid=9729708>

From: David Hendsbee
To: Michel Gaudreau; Paul Norwood
Date: 11/05/2010 3:45 pm
Subject: Re: Fwd: Lake Echo MPS Amendment (Case 01278)

CC: Darrell Joudrey; Jennifer Little
FYI > DH

>>> Darrell Joudrey 5/11/2010 3:43 PM >>>
Hello Elizabeth,

In regards to the information contained in the email below that there is an existing development agreement in place on Lot NX-1AC, a.k.a as PID 40519555, I would like to comment that this is not true. There is a 1992 Development Agreement in place for the most recently developed area of the mobile home park better known as Mountain View Mobile Home Park or PID 40505448. These lands are now owned by Killiam Properties Inc.

I verified this before the application was accepted and just this morning I did a double-check. There may be some confusion over the registered land use agreements between Wonderland Mobile Home Park and Mountain View Home Park regarding access to each other properties for maintenance purposes. These are not development agreements with the County of Halifax or HRM

If you have any more questions or require further information about the above please feel free to contact me.

Darrell

>>> Bill Karsten 11/05/2010 6:06 am >>>
Good morning Darrell. When correspondence like this is e-mailed to so many people it is hard to know if a response is sent back at all. Can you make sure a factual response is sent?

Thanks,
Bill

>>> Liz _ 11/05/2010 4:26 am >>>

May 11, 2010

Dear Regional Council Members, Ms. Fenton, Mr. Belliveau. Mr. Dexter et al,

I am writing to you this morning to implore you to immediately stop the development of land for use by Mountainview Mobile Home Parks Ltd. in Lake Echo which is currently being cleared, bulldozed and levelled while an amendment to the Municipal Planning Strategy (MPS) for this land is still supposedly in the early stages of the application process.

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Thank you very much for your time.
Sincerely,

Elizabeth A. Craig

From: Michel Gaudreau
To: "Darrell Joudrey" <joudred@halifax.ca>
Date: 11/05/2010 9:08 pm
Subject: RE: Important Information relating to MPS LUB amendment Case 01278

CC: "Kurt Pyle" <pylek@halifax.ca>
Hello Darrel,

I can't say that I did not expect the answer that you have provided in some way shape or form. I thought that perhaps you were not familiar with the Development Agreement and I therefore incorrectly assumed that once familiar with the agreement you would very carefully review all of the contents and come to the same conclusion as we have. We also at first in the course of our research into this development agreement falsely assumed that it only related to the expansion, but it does not.

I would like to draw your attention to the development agreement, particularly "Schedule A" of the Agreement. It clearly states that:

All that certain lot, piece of parcel of land situate, lying and being at Lake Echo, in the county of Halifax, Province of Nova Scotia, being shown as Lot "N" on a plan of subdivision of lands of Wonderland Mobile Home Park Limited prepared by W.S. Cooker and Associates Limited, dated February 3, 1987 and more particularly described as follows:

You will clearly see from both the property description in schedule A, and from the lot plan as prepared by W.S. Cooker and Associates Limited, dated February 3, 1987 that the south westerly portion of what is now called lot NX-1AC was at the time that the development agreement was put into place considered to be part of Lot N regardless of subsequent subdivisions. Therefore all of the lands as described in schedule A are part of the Development agreement. I obtained a copy of the Lot Plan as a reference document should you wish to see it.

What we also have in our documentation is a staff report identified as application number PA-8&9-31-90 dated December 1990 that clearly indicates the intents of Mr. Norwood (owner of Wonderland and Mountainview mobile home parks at the time) to develop the portion of lands I am referring to once the maximum number of mobile homes permitted has been identified. This clearly shows Mr. Norwood's knowledge that the portions of lands belong and are part of the mobile home parks at that time.

What is not readily available in the documentation of the history with the mobile home parks is that Mr. Norwood was under very close scrutiny by the Department of the Environment and by the Lake Echo Rate Payers Association for known pollution of Lake Echo. Even with 3 environmental studies that were very damning for Mr. Norwood and his operation the community allowed him to expand the number of sites at his mobile home parks. At that time, the community was cited for their balanced approach, as they were willing to allow this to happen as long as the number of sites did not exceed the capability of the current sewage treatment plant, and as long as there would be no expansion beyond that, and no further mobile home parks for Lake Echo in future. As a result, a number of constraints were identified that had to be met in order for Paul Norwood to get a development agreement, which was registered on March 23rd, 1992. It should be noted that, as a condition of development, Mr. Norwood agreed numerous times that there would be no

additional mobile home expansion on his land after the site reached the maximum capability of the current sewage treatment plant.

To summarize, unless you are saying that the development agreement currently in place for the lands as described in Schedule "A" of the agreement dated 23 March 1992 has had an amendment that we are not aware of that excludes portions of then Lot N; the south westerly portion of Lot NX-1AC remains subject to the Development Agreement as per Schedule "A" of the agreement and as per the lot plan as prepared by W.S. Cooker and Associates Limited, dated February 3, 1987. I have to disagree with your statement that the Development Agreement applies to PID 40505448 only, it applies to the lands as described in the Development Agreement that are now owned by Killam Properties Inc and by Mountainview Mobile Home Park Ltd.

My original requests remain,

Regards,

Michel Gaudreau

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

From: Darrell Joudrey [mailto:joudred@halifax.ca]

Sent: May-11-10 4:25 PM

To: Michel Gaudreau

Cc: Kurt Pyle

Subject: Re: Important Information relating to MPS LUB amendment Case 01278

Hello Michel,

In regards to the information contained in the email below that there is an existing development agreement in place on Lot NX-1AC, a.k.a as PID 40519555, I would like to comment that this is not true. There is a 1992 Development Agreement in place for the most recently developed mobile home park better known as Mountain View Mobile Home Park or PID 40505448. These lands are now owned by Killam Properties Inc.

I verified this before the application was accepted and just this morning I did a double-check. There may be some confusion over the registered land use agreements between Wonderland Mobile Home Park and Mountain View Home Park regarding access to each other properties for maintenance purposes. These are not development agreements with the County of Halifax or HRM

If you have any more questions or require further information about the above please feel free to contact me.

Darrell

>>> Michel Gaudreau ·
Mr. Joudrey,

10/05/2010 4:12 pm >>>

As a result of ongoing research by "Citizens for Responsible Development in Lake Echo" into the application submitted by Mountainview Mobile Home Park Limited to create a new mobile home park in Lake Echo; some rather alarming information has been uncovered that requires immediate confirmation, review and necessary action.

The properties for which Mr. Norwood has applied for MPS and LUB amendments are identified as PIDs 41041236 and 40519555. A portion of PID number 40519555 or the westerly portion of Lot NX-1AC (as identified in the conceptual site plan submitted) formerly known as Lot N is currently subject to a Development Agreement (Agreement between Mountainview Mobile Home Park Ltd and The Municipality of the County of Halifax dated 23 March 1992). The development agreement currently in place for this property contains existing conditions and restrictions on mobile home parks that were put in place when Mr. Norwood owned both Mountainview and Wonderland mobile parks. Killam Properties Inc. is the current owner of both mobile home parks.

During the application process Mr. Norwood was required to disclose that there was a development agreement currently in place for portions of the lands in question. Furthermore it would appear that as Mr. Norwood is very well aware of the current Development Agreement, the request submitted at the application stage of the process should have made mention of the requirement for a Development Agreement Amendment to the existing Development Agreement on the properties now owned by Killam Properties Inc.

It is suggested that it is very probable that Planning Services has either been misinformed or misled from the very beginning of the application process by the developer with the intent of staff overlooking the current Development Agreement that this property is subjected to.

It is formally requested that the application by Mountainview Mobile Home Park Limited to develop a new mobile home park in Lake Echo (case 01278) be immediately rejected upon confirmation of the information provided in this correspondence on the basis that the developer failed to disclose all of the required information to Planning Services and to the residents of Lake Echo during the Public Information Meetings from the very beginning of the application process. It is also formally requested that HRM Planning Services or the appropriate department within HRM take immediate measures to stop any further work including the use of the roadway across the portions of property NX-1AC that is subject to the Development Agreement until the environmental effects of continued use and disruption by heavy machinery have been professionally evaluated.

I would request that you provide confirmation that your office has received this correspondence and provide information updates as necessary to determine if further action is necessary.

Michel Gaudreau

From: Michel Gaudreau
To: "Darrell Joudrey" <joudred@halifax.ca>
Date: 14/05/2010 8:10 pm
Subject: RE: Important Information relating to MPS LUB amendment Case 01278

CC: "Kurt Pyle" <pylek@halifax.ca>
Hello Darrell,

I will not expend any more further efforts than necessary to once again state my position in regards to the Development Agreement. The first paragraph of the agreement clearly states:

"WHEREAS the Owner has good title to lands situated on the northern side of Wonderland Mobile Home park in Lake Echo and surrounding Lewis Lake in the County of Halifax, Province of Nova Scotia (hereinafter called the "Property") and more particularly described by Schedule "A"."

I am very concerned about the appearance of intent to defend the developer to the extent of stating that a legal document contains obvious errors. It certainly brings into question the very intent of Development Agreements if the people empowered to enforce them in the interest of citizens do not. Enough said on that subject.

I am not in a position to make any type of legal interpretation of this document other than what I read and already passed onto you for action as necessary. In the absence of any apparent further action from your office you leave me no choice but to seek legal advice to verify the scope of the agreement as it is written.

I require no further information in this matter unless it is to let me know that upon closer review of the Development Agreement, Planning Services has informed the applicant that the Development Application has been rejected, as per the request submitted to you 10 May 2010.

Thank you very much,

Michel Gaudreau

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

From: Darrell Joudrey [mailto:joudred@halifax.ca]

Sent: May-14-10 12:22 PM

To: Michel Gaudreau

Cc: Kurt Pyle

Subject: RE: Important Information relating to MPS LUB amendment Case 01278

Hello Michel,

Lot N was subdivided in 1989, prior to the registering of the development agreement in 1992. Lot NX-1(PID 40519555) and Lot NX-2 (PID 40519548) were created and Lot N became Lot NX (PID 40505448). The development agreement was registered on Lot NX. The Registry refers to what you and the concept plan reference as Lot NX-1AC simply as Lot NX-1.

I do not know why the 1987 survey of the metes and bounds was included as Schedule "A" and attached to the development agreement, obviously in error

as the 1989 subdivision was registered well before the agreement was registered in 1992. Regardless, the agreement for the park is registered on PID 40505448, or Lot NX, only and neither of the other parcels.

Please let me know if you require more information regarding this matter.

Thank you.

Darrell

>>> Michel Gaudreau
Hello Darrel,

11/05/2010 9:08 pm >>>

I can't say that I did not expect the answer that you have provided in some way shape or form. I thought that perhaps you were not familiar with the Development Agreement and I therefore incorrectly assumed that once familiar with the agreement you would very carefully review all of the contents and come to the same conclusion as we have. We also at first in the course of our research into this development agreement falsely assumed that it only related to the expansion, but it does not.

I would like to draw your attention to the development agreement, particularly "Schedule A" of the Agreement. It clearly states that:

All that certain lot, piece of parcel of land situate, lying and being at Lake Echo, in the county of Halifax, Province of Nova Scotia, being shown as Lot "N" on a plan of subdivision of lands of Wonderland Mobile Home Park Limited prepared by W.S. Cooker and Associates Limited, dated February 3, 1987 and more particularly described as follows:

You will clearly see from both the property description in schedule A, and from the lot plan as prepared by W.S. Cooker and Associates Limited, dated February 3, 1987 that the south westerly portion of what is now called lot NX-1AC was at the time that the development agreement was put into place considered to be part of Lot N regardless of subsequent subdivisions. Therefore all of the lands as described in schedule A are part of the Development agreement. I obtained a copy of the Lot Plan as a reference document should you wish to see it.

What we also have in our documentation is a staff report identified as application number PA-8&9-31-90 dated December 1990 that clearly indicates the intents of Mr. Norwood (owner of Wonderland and Mountainview mobile home parks at the time) to develop the portion of lands I am referring to once the maximum number of mobile homes permitted has been identified. This clearly shows Mr. Norwood's knowledge that the portions of lands belong and are part of the mobile home parks at that time.

What is not readily available in the documentation of the history with the mobile home parks is that Mr. Norwood was under very close scrutiny by the Department of the Environment and by the Lake Echo Rate Payers Association for known pollution of Lake Echo. Even with 3 environmental studies that were very damning for Mr. Norwood and his operation the community allowed him to expand the number of sites at his mobile home parks. At that time, the community was cited for their balanced approach, as they were willing to allow this to happen as long as the number of sites did not exceed the capability of the current sewage treatment plant, and as long as there would

be no expansion beyond that, and no further mobile home parks for Lake Echo in future. As a result, a number of constraints were identified that had to be met in order for Paul Norwood to get a development agreement, which was registered on March 23rd, 1992. It should be noted that, as a condition of development, Mr. Norwood agreed numerous times that there would be no additional mobile home expansion on his land after the site reached the maximum capability of the current sewage treatment plant.

To summarize, unless you are saying that the development agreement currently in place for the lands as described in Schedule "A" of the agreement dated 23 March 1992 has had an amendment that we are not aware of that excludes portions of then Lot N; the south westerly portion of Lot NX-1AC remains subject to the Development Agreement as per Schedule "A" of the agreement and as per the lot plan as prepared by W.S. Cooker and Associates Limited, dated February 3, 1987. I have to disagree with your statement that the Development Agreement applies to PID 40505448 only, it applies to the lands as described in the Development Agreement that are now owned by Killam Properties Inc and by Mountainview Mobile Home Park Ltd.

My original requests remain,

Regards,

Michel Gaudreau

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

From: Darrell Joudrey [mailto:joudred@halifax.ca]

Sent: May-11-10 4:25 PM

To: Michel Gaudreau

Cc: Kurt Pyle

Subject: Re: Important Information relating to MPS LUB amendment Case 01278

Hello Michel,

In regards to the information contained in the email below that there is an existing development agreement in place on Lot NX-1AC, a.k.a as PID 40519555, I would like to comment that this is not true. There is a 1992 Development Agreement in place for the most recently developed mobile home park better known as Mountain View Mobile Home Park or PID 40505448. These lands are now owned by Killam Properties Inc.

I verified this before the application was accepted and just this morning I did a double-check. There may be some confusion over the registered land use agreements between Wonderland Mobile Home Park and Mountain View Home Park regarding access to each other properties for maintenance purposes. These are not development agreements with the County of Halifax or HRM

If you have any more questions or require further information about the above please feel free to contact me

Darrell

>>> Michel Gaudreau
Mr. Joudrey,

> 10/05/2010 4:12 pm >>>

As a result of ongoing research by "Citizens for Responsible Development in Lake Echo" into the application submitted by Mountainview Mobile Home Park Limited to create a new mobile home park in Lake Echo, some rather alarming information has been uncovered that requires immediate confirmation, review and necessary action.

The properties for which Mr. Norwood has applied for MPS and LUB amendments are identified as PIDs 41041236 and 40519555. A portion of PID number 40519555 or the westerly portion of Lot NX-1AC (as identified in the conceptual site plan submitted) formerly known as Lot N is currently subject to a Development Agreement (Agreement between Mountainview Mobile Home Park Ltd and The Municipality of the County of Halifax dated 23 March 1992). The development agreement currently in place for this property contains existing conditions and restrictions on mobile home parks that were put in place when Mr. Norwood owned both Mountainview and Wonderland mobile parks. Killam Properties Inc. is the current owner of both mobile home parks.

During the application process Mr. Norwood was required to disclose that there was a development agreement currently in place for portions of the lands in question. Furthermore it would appear that as Mr. Norwood is very well aware of the current Development Agreement, the request submitted at the application stage of the process should have made mention of the requirement for a Development Agreement Amendment to the existing Development Agreement on the properties now owned by Killam Properties Inc.

It is suggested that it is very probable that Planning Services has either been misinformed or misled from the very beginning of the application process by the developer with the intent of staff overlooking the current Development Agreement that this property is subjected to.

It is formally requested that the application by Mountainview Mobile Home Park Limited to develop a new mobile home park in Lake Echo (case 01278) be immediately rejected upon confirmation of the information provided in this correspondence on the basis that the developer failed to disclose all of the required information to Planning Services and to the residents of Lake Echo during the Public Information Meetings from the very beginning of the application process. It is also formally requested that HRM Planning Services or the appropriate department within HRM take immediate measures to stop any further work including the use of the roadway across the portions of property NX-1AC that is subject to the Development Agreement until the environmental effects of continued use and disruption by heavy machinery have been professionally evaluated.

I would request that you provide confirmation that your office has received this correspondence and provide information updates as necessary to determine if further action is necessary.

Kindest regards,

Michel Gaudreau

From: David Hendsbee
To: Judy
Date: 17/05/2010 11:56 am
Subject: Re: Lake Echo

CC: Darrell Joudrey; Jennifer Little
Hello Judy:

Thank you for your e-mail.
I will forward your comments to the appropriate HRM Staff for this to be a part of the public record on this subject.

Best regards : 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

>>> Judy · 25/04/2010 4:20 pm >>>
I have lived here since 1973 and I have never seen such a blatant disrespect for the environment of our lake. How can you support this development , which clearly has begun , when so many others recognize the ecological impact ??? Judy Spence

From: Michel Gaudreau
To: "'David Hendsbee'" <David.Hendsbee@halifax.ca>
Date: 17/05/2010 10:38 pm
Subject: RE: Fwd: Lake Echo MPS Amendment (Case 01278)

CC: "'Darrell Joudrey'" <joudred@halifax.ca>, "'Jen...
Councillor Hendsbee,

Just to set the record straight and to ensure that you do not again distribute misinformation before all of the facts are known.

There has been subsequent correspondence between myself and Mr. Joudrey regarding this matter, and today I met with my Legal Counsel in regards to the Development Agreement between Killam properties Inc, Mountainview Mobile Home Park Ltd and HRM.

The description of the property and Schedule A of the Development Agreement do in fact include the lands including the portions of now lot NX-1AC as I have previously stated to Darrell Joudrey. The fact that Planning Services has opted to ignore the contents of the Agreement in favor of the developer based on the statement that it "contains an error" is regrettable. Is this because the agreement was not carefully reviewed at the application stage of this case and it is embarrassing to admit that an error occurred? or is it because people will go out of their way to ensure that this application will be pushed through regardless of a carefully thought out MPS for our area? Surely the answer will not be provided, what is apparent is that HRM will err on the side of the developer.

As written the agreement gives reason to the claims that our group and Elizabeth have made. Darrell has stated that because the lands were subdivided before the agreement was put into place, the property description as it is written is incorrect; therefore it obviously excluded the piece of property that Mr. Norwood conveniently subdivided to ensure that he would be able to build a new mobile home park down the road.

This will be extremely discouraging information once it is distributed to the very residents that trusted Mr. Norwood between 1990 and 1992 on the premises that no further expansions to the mobile home parks would be made. The very essence of the Development Agreement lies in the intent of the document as much as the text and description of the lands. HRM has opted to support the developer at the expense of all of the hard work of the community going as far back as the mid-eighties.

Planning Services has essentially told our group and the residents of Lake Echo that despite well documented evidence of the intent of the community and the promises of Paul Norwood; if we want to contest HRM's interpretation of this Development Agreement, we have no choice but to hire legal counsel at our costs. Just this in itself is shameful to say the least, and will certainly provide grounds for discussion should it be recommended that another Development Agreement be put into place for Mr. Norwood (or perhaps Killam again).

It is obvious that there is no interest in protecting what the residents of Lake Echo worked so hard to put into place by either Planning Services or yourself Councillor Hendsbee. I can only guess that once all of the pieces have been put together in a presentable format the media will be very interested with whatever follow-on effects it may have.

I have included a soft copy of the Development Agreement just in case that you would like to read it's actual contents; you will then have firsthand knowledge of what is actually written.

Regards,

Michel Gaudreau

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

From: David Hendsbee [mailto:David.Hendsbee@halifax.ca]
Sent: May-11-10 3:45 PM
To: Michel Gaudreau; Paul Norwood
Cc: Darrell Joudrey; Jennifer Little
Subject: Re: Fwd: Lake Echo MPS Amendment (Case 01278)

FYI > DH

>>> Darrell Joudrey 5/11/2010 3:43 PM >>>
Hello Elizabeth,

In regards to the information contained in the email below that there is an existing development agreement in place on Lot NX-1AC, a.k.a as PID 40519555, I would like to comment that this is not true. There is a 1992 Development Agreement in place for the most recently developed area of the mobile home park better known as Mountain View Mobile Home Park or PID 40505448. These lands are now owned by Killiam Properties Inc.

I verified this before the application was accepted and just this morning I did a double-check. There may be some confusion over the registered land use agreements between Wonderland Mobile Home Park and Mountain View Home Park regarding access to each other properties for maintenance purposes. These are not development agreements with the County of Halifax or HRM

If you have any more questions or require further information about the above please feel free to contact me.

Darrell

>>> Bill Karsten 11/05/2010 6:06 am >>>
Good morning Darrell. When correspondence like this is e-mailed to so many people it is hard to know if a response is sent back at all. Can you make sure a factual response is sent?
Thanks,
Bill

>>> Liz . 11/05/2010 4:26 am >>>

May 11, 2010

Dear Regional Council Members, Ms. Fenton, Mr. Belliveau, Mr. Dexter et al,

I am writing to you this morning to implore you to immediately stop the development of land for use by Mountainview Mobile Home Parks Ltd. in Lake Echo which is currently being cleared, bulldozed and levelled while an amendment to the Municipal Planning Strategy (MPS) for this land is still supposedly in the early stages of the application process.

It would also appear that during the application process, the developer has failed to disclose that a current Development Agreement already exists for part of the land (Lot NX-1AC on the Conceptual Site Plan)

that he wishes to develop. This information has been obtained by the "Citizens for Responsible Development in Lake Echo" organization. In addition to emphasizing my deep concern that the destruction of land will have irreversible consequences for the environment in our community, I would like to formally request that immediate action be taken by the Department of Environment or by the appropriate designate to cease the further damage to the property in question in Case 01278.

I believe many of you are under the impression that this application is in the "early stages" of development, however, I can personally attest to the fact that there has been major destruction of the land in question and am attaching photographic proof of how the area mirrors the conceptual site plan submitted by the developer. I have also visited the site personally and anyone can easily view the destruction through the property fence.

Please stop the further destruction of this land before it is too late.

In addition, I would like to formally request to the Members of Regional Council that following verification of the failure of the property developer to disclose an existing Development Agreement, the Application be immediately denied. I would also like to request to the Department of Environment that any and all applicable charges and/or fines be laid against the developer for purposely falsifying the application to amend the MPS and subsequently developing the land without the proper permission or amendment.

Thank you very much for your time.
Sincerely,

Elizabeth A. Craig

Win \$10,000 from Hotmail! Enter Here.
<http://go.microsoft.com/?linkid=9729708>

From: Michel Gaudreau
To: "David Hendsbee" <David.Hendsbee@halifax.ca>,
Date: 18/05/2010 8:17 pm
Subject: RE: Fwd: Lake Echo MPS Amendment (Case 01278)

Councillor Hendsbee and all,

As a follow-up to Mr. Norwood's intents regarding the development agreement my research team has provided the following additional information:

Mike,

Norwood was at the March 25 1991 meeting, where the document was passed, and advised that he was available to answer any questions. The Appendix A states that there should be no further development. As well, the planning document itself makes that distinction.

As far as him subdividing it, the Staff Report for 10 Dec 1990 notes that the parks are located on separate parcels of land subdivided from the original property, but the development agreement takes that into consideration. In the Existing Plan Policies section it states "The designation does not permit new mobile home parks in support of Policy P-3 which discourages new public or private central sewage systems within the plan area..." and goes on to state that "Policy P-64, however, is intended to permit both parks to be expanded by development agreement, provided that the design capacity of the existing sewage treatment plant is not exceeded."

I do not have a place where he says categorically that he agrees, but he supports the document that states that he cannot expand beyond the sewage plant capability, and that there will be no new mobile home parks.

For your consideration,

Michel Gaudreau

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

From: David Hendsbee [mailto:David.Hendsbee@halifax.ca]
Sent: May-18-10 7:57 PM
To: Darrell Joudrey; Jennifer Little
Cc: Michel Gaudreau
Subject: RE: Fwd: Lake Echo MPS Amendment (Case 01278)

Hi Darrell & Jennifer :

I have been asked to send this to you as a part of the legal review of the existing DA. ok ? > David H

>>> Michel Gaudreau 5/18/2010 7:47 PM >>>
Thank you very much Councillor Hendsbee,

I am glad that you have not distributed this information to other council members or provincial officials as a result of citizens correspondence. As you can well imagine many residents are very passionate and are getting rather frustrated that a considerable amount of information provided appears to have fallen on deaf ears.

May I request that you forward this portion of communication between myself and Darrell as additional useful information that could be considered during a legal review of the Development agreement?

What we also have in our documentation is a staff report identified as

application number PA-8&9-31-90 dated December 1990 that clearly indicates the intents of Mr. Norwood (owner of Wonderland and Mountainview mobile home parks at the time) to develop the portion of lands I am referring to once the maximum number of mobile homes permitted has been identified. This clearly shows Mr. Norwood's knowledge that the portions of lands belong and are part of the mobile home parks at that time.

The staff report above clearly demonstrates that Mr. Norwood as late as December 1990 considered Lot NX1 to be part of the mobile home parks and this is indicated in Map 4 of the document on page 5. It is also stated in the background section of the same document that Mr. Norwood intended to develop Lot NX-1 by way of development agreement. I have asked that my team members who have done most of the research into this provide me a dated and verifiable document that clearly states that Mr. Norwood promised that no further mobile home park expansions would occur on his lands if the Development Agreement was accepted. Upon receipt of this information it will be forwarded to you.

I will endeavor to remain as professional as possible under the circumstances,

Regards,

Michel Gaudreau

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

From: David Hendsbee [mailto:David.Hendsbee@halifax.ca]
Sent: May-18-10 6:19 PM
To: Michel Gaudreau
Cc: Darrell Joudrey; Jennifer Little; 'Liz _'
Subject: RE: Fwd: Lake Echo MPS Amendment (Case 01278)

Michel :

Just to set the record straight, with all due respect your comment about "distribute misinformation" that should be clarified. I forwarded that HRM staff briefing note to you and the proponent ONLY and to no one else !

With respect to your claim about the original Development Agreement and whether or not it applies to the lands involved with the current application, I have asked HRM Staff to refer that matter to our Legal Staff for further clarification.

Regards: 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 ·
Councillor Hendsbee,

5/17/2010 10.37 PM >>>

Just to set the record straight and to ensure that you do not again distribute misinformation before all of the facts are known.

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The description of the property and Schedule A of the Development Agreement do in fact include the lands including the portions of now lot NX-1AC as I have previously stated to Darrell Joudrey. The fact that Planning Services has opted to ignore the contents of the Agreement in favor of the developer based on the statement that it "contains an error" is regrettable. Is this because the agreement was not carefully reviewed at the application stage of this case and it is embarrassing to admit that an error occurred? or is it because people will go out of their way to ensure that this application will be pushed through regardless of a carefully thought out MPS for our area? Surely the answer will not be provided, what is apparent is that HRM will err on the side of the developer.

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Thank you very much for your time.
Sincerely,

Elizabeth A. Craig
