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Marine Drive, Valley and Canal Community Council

November 22, 2010

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

SUBMITTED BY:



Paul Dunphy, Director, Community Development

DATE: November 4, 2010

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

SUPPLEMENTARY REPORT

ORIGIN

- Application by Mountain View Mobile Homes to amend the Planning Districts 8 and 9 Municipal Planning Strategy and Land Use By-law to permit a new mobile home community in Lake Echo (Case 01278).
- On June 23, 2009 Regional Council passed a motion initiating consideration of Case 01278.
- On June 9, 2010 Staff presented a staff report dated May 20, 2010 outlining options to address the proposed new mobile home park.
- On June 9, 2010, Marine Drive, Valley and Canal Community Council requested that staff prepare a supplementary report that addresses certain issues that were raised at the meeting.

RECOMMENDATION

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

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

SUMMARY

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

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

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

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

BACKGROUND

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

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

DISCUSSION

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

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

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

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

Open Space Design Process: Cluster/Hybrid

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

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

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

As-of-Right Development

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

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

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

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

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

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

Table 1

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

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

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

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

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

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

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

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

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

Table 2

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

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

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

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

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

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

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

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

Wastewater Treatment

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

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

Potable Water

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

Storm Drainage Systems

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

Regulations made under the Environment Act.

HRM Environmental Review

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

Other Provincial Regulations

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

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

5. Provide FAQ (Frequently Asked Questions).

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

6. Description of the Evolution of the Mobile Home.

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

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

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

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

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

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

7. Correspondence

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

EDM Environmental Design and Management

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

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

Josh Norwood

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

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

Bill McLaughlin

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

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

PUBLIC ENGAGEMENT

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

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

For the Public Information Meetings, notices were posted on the HRM website, in the newspaper and mailed to property owners within the notification area as shown on Map 1. Should Council decide to proceed with a Public Hearing on this application, in addition to the published newspaper advertisements, property owners within the notification area will be notified as shown on Map 2.

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

BUDGET IMPLICATIONS

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

FINANCIAL MANAGEMENT POLICIES / BUSINESS PLAN

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

ALTERNATIVES

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

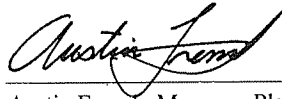
ATTACHMENTS

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

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

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

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