

**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** welcome the residents to the 2<sup>nd</sup> 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 have been approved for 350 units (one per pod??)

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, Bumpy Lane, 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, Circle Drive, 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, Ponderosa Drive, 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 .....??? This is quite different from what the applicant is proposing in this application.

Mr. Curtis Messervey, Jenking Blvd, 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, Terry Court, 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, Bumpy Lake, 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, Joyce Court, 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, Bumpy Lane, 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, Bumpy Lane, expressed concern with a letter she had received in the mail and thinks that this application is a great idea.

Ms. Nicole Hinkley, River Drive, 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, Marie Avenue, 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 the 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 Porterslake 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 would be required.

Mr. Ellis Britten, Thomas Street, 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 age.

Mr. Greg Smith, Joyce Court, 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 controlled 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, Joyce Court, 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, Linda Lane, 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 1<sup>st</sup> 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 sole capacity of the land surrounding the lakes can support undensity 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 again the MPS.

Mr. Joudrey explained that the Municipal Planning Strategy is 21 years old, technologies have changed and improved 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 pot 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 pot. The current concept is for 50 units per pot 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, Dopey Lane, explained that the lands regardless of the age limit will be own by Mr. Norwood.

Ms. Eileen Beeswanger, Church Luke Drive, 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, Thomas Street, 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, Sunrise Drive, 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 could be included within a development agreement. There are also minimum standards bylaws.

Mr. Ian Ayles, Joyce Court, 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, Bumpy Lane, 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, River Drive, 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, Martin Drive, 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, Ponderosa Drive, expressed concern with bringing new families into the area if the mobile home park is only for seniors.

Ms. Holl MacNivea, River Drive, 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, Joyce Court, 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.