

**HALIFAX**

# **Public Hearing for Case 19117**

Development Agreement for 525  
Unit Mobile Home Park, Elmsdale

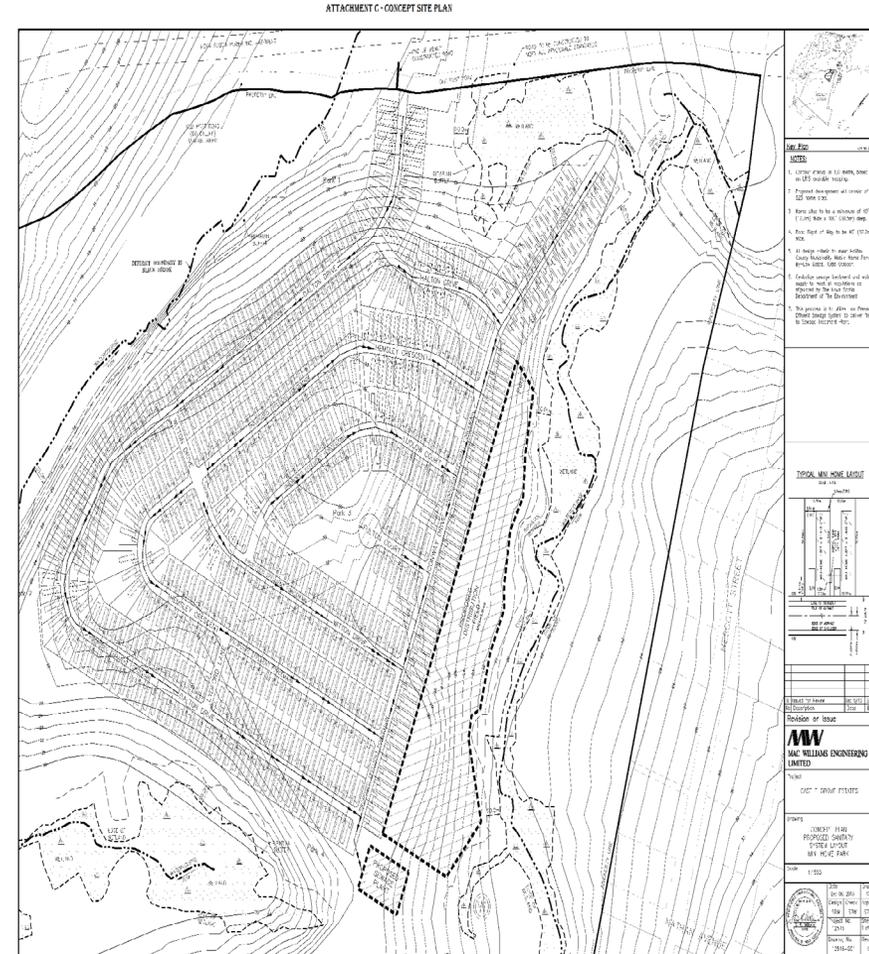
North West Community Council  
April 12, 2021

# Applicant Proposal

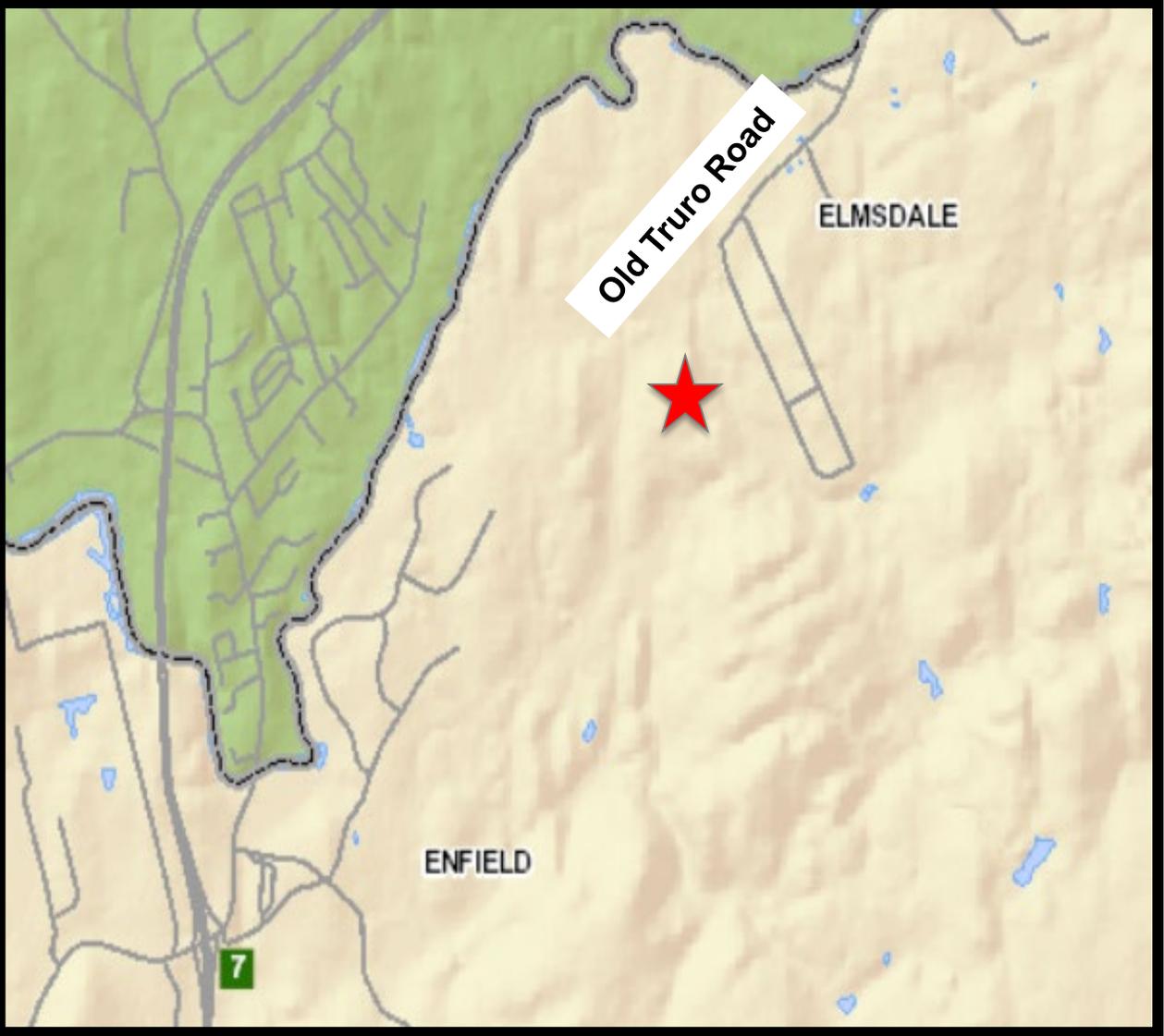
Applicant: Cygnet Investments Inc.

Location: Old Truro Rd, Elmsdale

Proposal: Development Agreement to permit a 525 unit mobile home park



# Site Context



# Site Context

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## Location:

Old Truro Rd, Elmsdale

## Proposal:

- vacant lands
- 436 hectares (1078 acres)



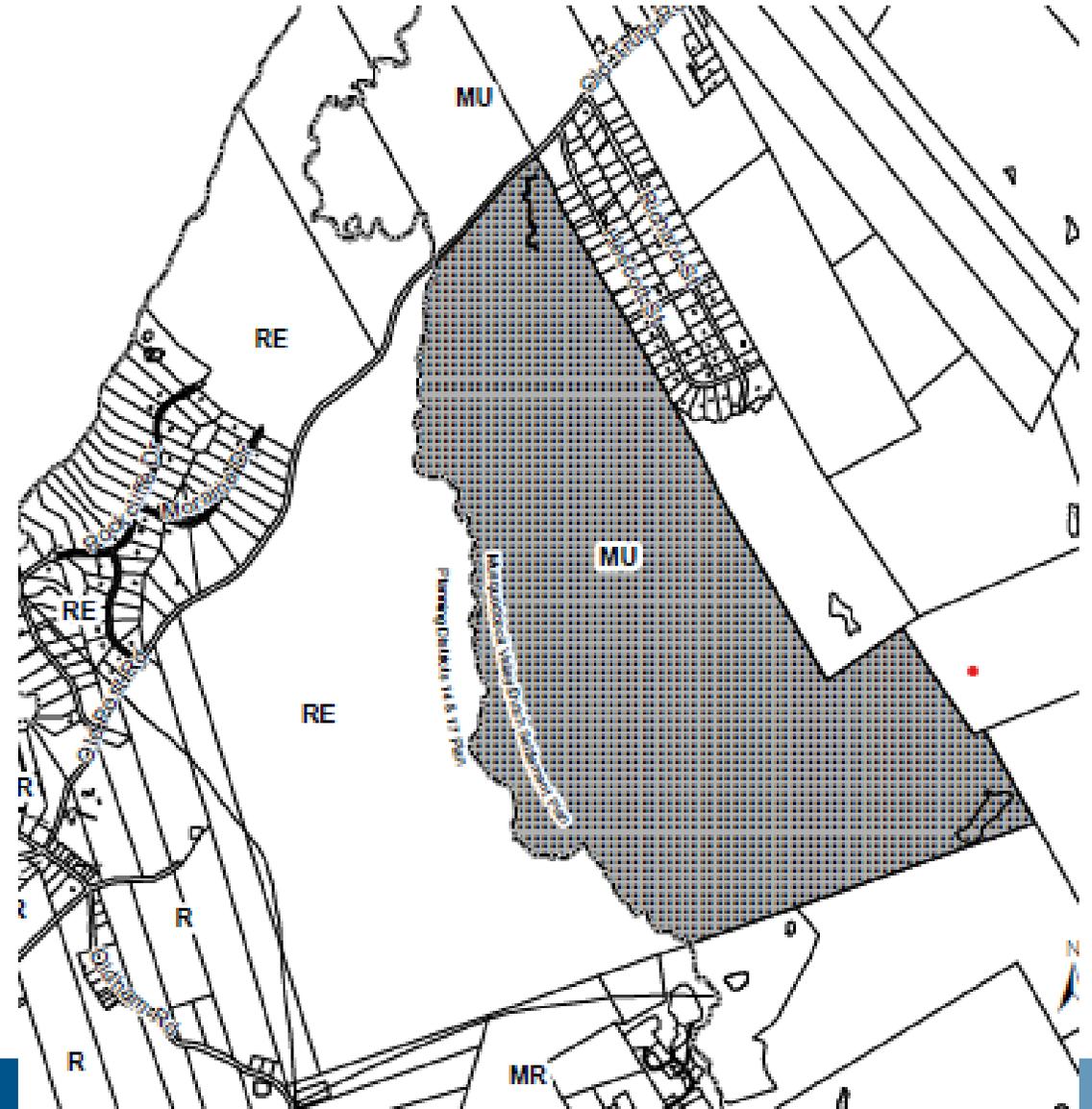
## ATTACHMENT C - CONCEPT SITE PLAN



# Policy & By-law Overview

## Musquodoboit Valley/ Dutch Settlement MPS and LUB

- Mixed Use Designation
- MU (Mixed Use) Zone
- MPS Policy MU-3 - mobile home park by development agreement, subject to the mobile home park by-law.



# Processing Timeline of Application Received - August 26, 2014

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<ul style="list-style-type: none"><li>• <b>Transportation analysis</b></li><li>• <b>Groundwater analysis</b></li><li>• <b>Regional Plan Growth Policy direction</b></li></ul>	<ul style="list-style-type: none"><li>• <b>Relationship of MHPB within MPS policy structure</b></li><li>• <b>Service support from East Hants</b></li><li>• <b>Multiple public engagements</b></li></ul>
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# Public Engagement Feedback

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- Level of engagement was achieved through a Public Information Meeting Monday, June 23, 2014 and 2 Community Open houses Tuesday, June 26, 2018
- Feedback from the community generally included concerns about the following:
  - **water supply**
  - **Traffic access**
  - **Impact to existing residents**
  - **Impact to wilderness**
  - **Property values**
  - **Size of development**
- Staff note a general lack of community support for the proposal

Notifications  
Mailed



211 (2014)  
200 (2018)

Emails  
Received



42

Unique  
Webpage  
Views



2417

(2014 – Dec, 2020)

1072

(Dec, 2020 – present)

# **Policy & By-law Overview**

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**“...mobile home parks have the potential to form an important component of the housing stock in the area provided that there is an adequate living environment for park residents and that **the mobile home park makes a positive contribution to community development.**” (MPS)**

## **MPS Policy MU-3 - Mobile Home Parks by Development Agreement**

- (a) water supply, sewage, internal rec. facilities, street lighting;**
- (b) education, fire and police, and recreation facilities;**
- (c) landscaping or buffering;**
- (d) storm drainage plans;**
- (e) existing road network- vehicles and pedestrian safety;**
- (f) park layout and design;**
- (g) the provisions of the Mobile Home Park By-law; and,**
- (h) Policy IM-10.**

## *HRM Charter*

1. Permits the MPS' to utilize Development Agreement to vary elements of a land use by-law:
  1. To achieve use, form and function,
  2. and to entrench that in contract with an entity
2. **Does not** permit a Development Agreement to change anything in a licensing by-law (MHPB) because stands outside of planning policy authority to vary it

## Development Agreement

Contract between HRM and an entity to achieve proper land use form and function of the lands enable for that purpose through MPS policy

## *Licensing By-law - MHPB*

- Licensing By-law has the same objective as DA
  - comprehensive –contains all of the aspects that the LUB to develop a Mobile home Park
  - Permit Based
  - Cannot be changed
- ❖ **The elements of MPS Policy for proper form and function are already in the MHPB**

**(a) water supply, sewage, internal rec. facilities, street lighting; (MHPB)**

**(b) education, fire and police, and recreation facilities external**

**(c) landscaping or buffering; (MHPB)**

**(d) storm drainage plans; (MHPB)**

**(e) existing road network- vehicles and pedestrian safety; (MHPB)**

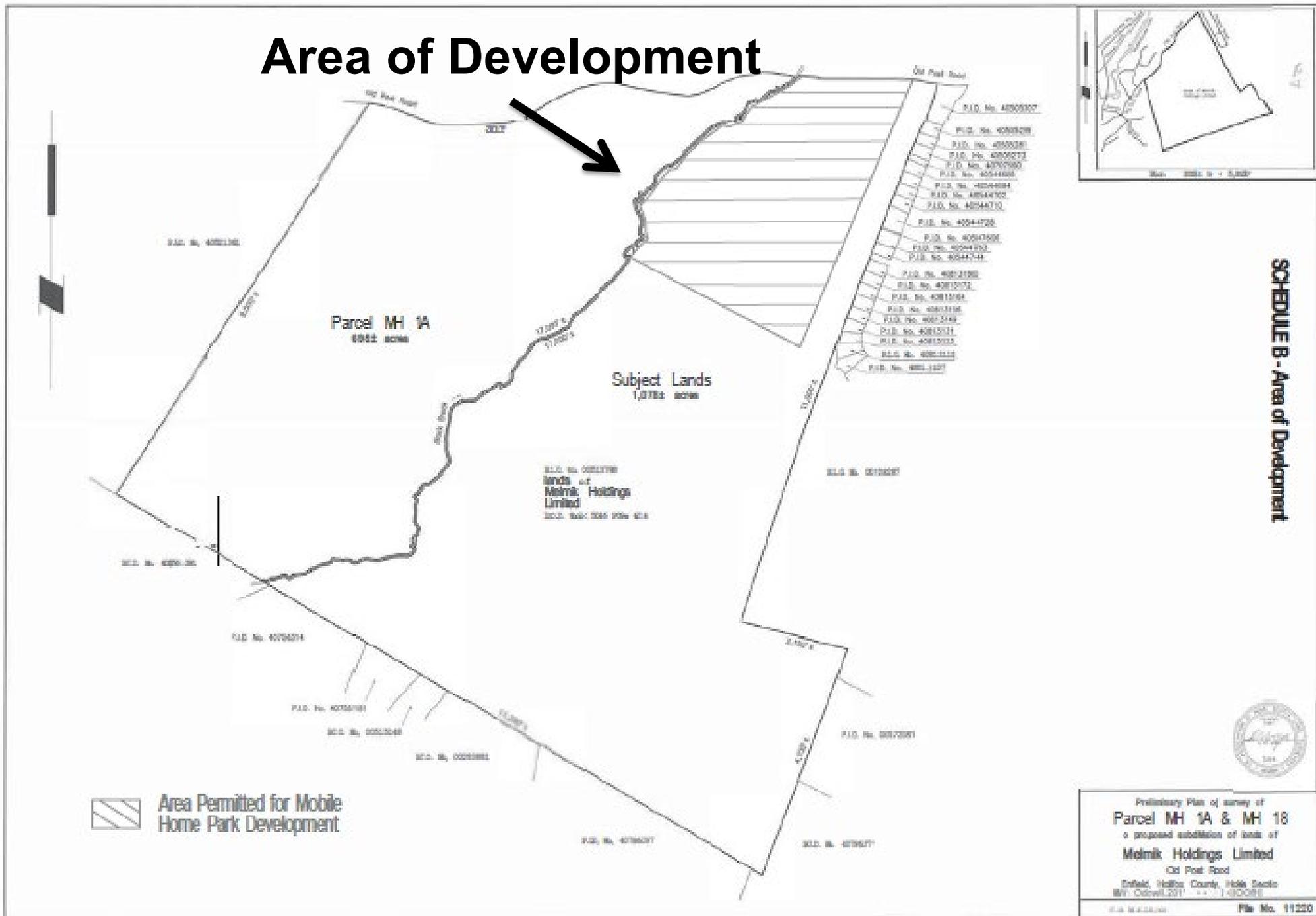
**(f) park layout and design; (MHPB)**

**(g) the provisions of the Mobile Home Park By-law; and,**

**(h) Policy IM-10. (MHPB)**

- Use of land (525 unit mobile home park)
- Start and end date
  - (Commence in 5 yrs)
  - (Completion in 25 yrs)
- Area of development

# Area of Development



# North West Community Council

## December 14, 2020 motion

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“...that staff prepare a supplemental staff report for Case 19117 regarding the recent correspondence from Lands and Forest regarding the wood turtle and the impact this may have on the proposed development as well as additional information from staff regarding **Traffic Impact, Fire and Police Service Protection, Well Water Impact,** and the **availability of East Hants services.**”

# Supplementary Report Information

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- ✓ **Review of the correspondence from Nova Scotia Lands and Forestry - impact on proposed development**
- ✓ **Access to Site**
- ✓ **Area of Development**
- ✓ **Traffic Impacts**
- ✓ **Police and Fire Protection**
- ✓ **Well Water Impacts**
- ✓ **East Hants Services**

Staff recommends that North West Community Council:

- Approve the proposed development agreement, which shall be substantially of the same form as set out in Attachment A of the staff recommendation report dated May 4, 2020; and,
- Require the development agreement be signed by the property owner within 240 days, or any extension thereof granted by Council on request of the property owner.

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**Thank You**