

HALIFAX

**North West
Planning Advisory
Committee: Case 23904**

Amendment to the Timber Trails Mobile
Home Park Development Agreement

March 2, 2022

Slide 1

Applicant Proposal

Applicant: Brighter Community Planning & Consulting

Location: 1036 Lucasville Road, Lucasville

Proposal: Application to amend the existing Timber Trails Mobile Home Park Development Agreement to only include lands which contain the mobile home park use and the supporting sewage treatment facility.



Site Context



General Site location in Red

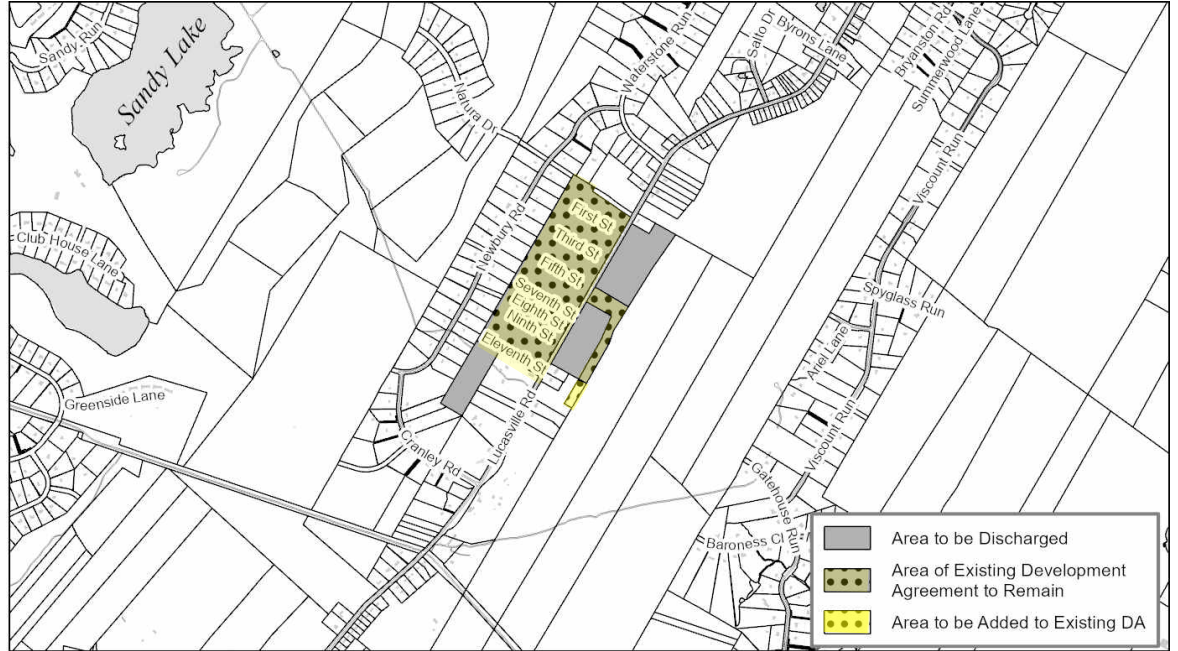
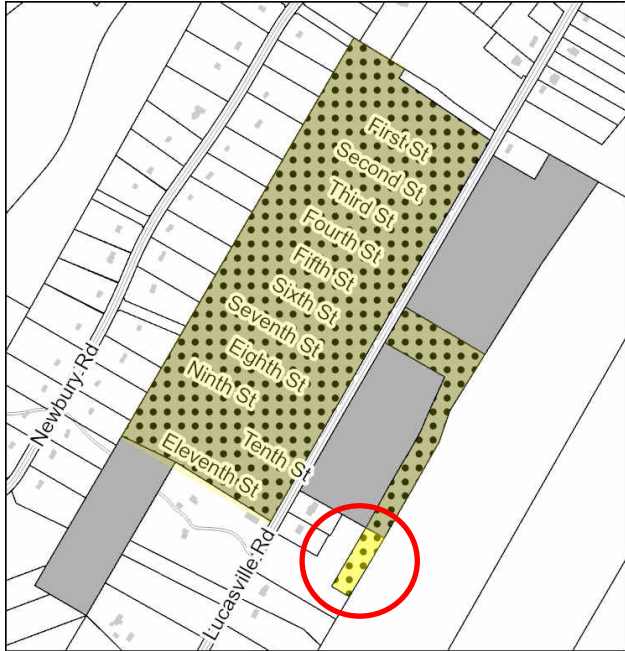


Site Boundaries in Red

Site Context/Photos



Proposal

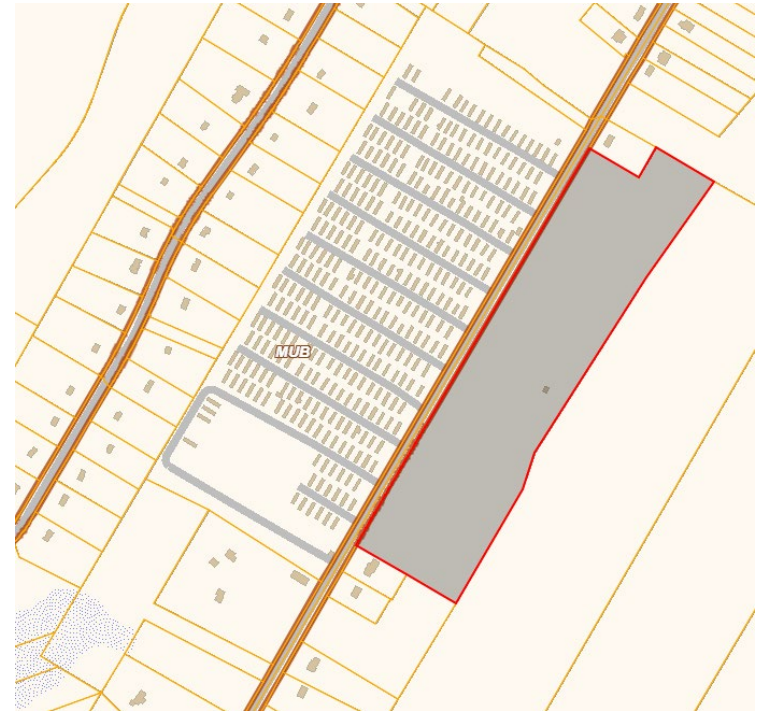


Areas of the Development Agreement to be Amended

Planning Policy Overview

Beaver Bank, Hammonds Plains and Upper Sackville Municipal Planning Strategy
Beaver Bank, Hammonds Plains and Upper Sackville Land Use By-Law

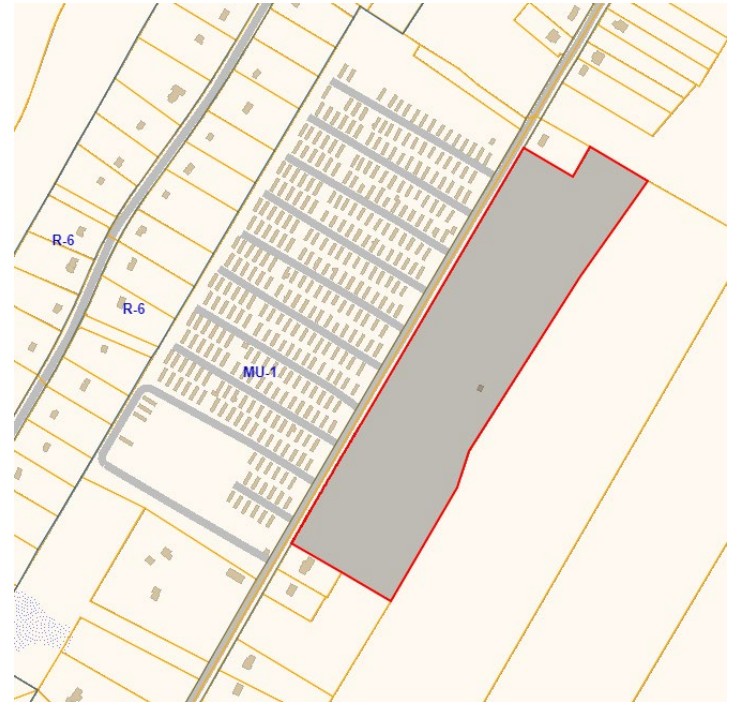
- **Designation**
 - Mixed Use (B) Designation
- **Enabling Policy**
 - P-19 Development of Mobile Home Parks through the Development Agreement Planning Process



Land Use By-law Overview

Beaver Bank, Hammonds Plains and Upper Sackville Municipal Planning Strategy
Beaver Bank, Hammonds Plains and Upper Sackville Land Use By-Law

- **Zone**
 - MU-1 (Mixed Use 1) Zone
- **Existing Use**
 - Sewage treatment facility
 - Storage of school buses



Policy Consideration

Beaver Bank, Hammonds Plains and Upper Sackville Municipal Planning Strategy
Beaver Bank, Hammonds Plains and Upper Sackville Land Use By-Law

Enabling Policy P-19:

Development of mobile home parks, requires Council consider the following in rendering their decision on an amendment to the Development Agreement:

- Proximity to properties zoned R-1, C-4, I-1 or I-4 (minimum 200 feet);
- That access to the mobile home park is not through an R-1 zone;
- Adequacy of road networks;
- Adequacy of on-site services;
- Suitable development controls in terms of type of use, height, bulk, lot coverage, opens storage, and signage;
- Site suitability in terms of slope, soil, geological conditions, and watercourses

Public Engagement Feedback

- Level of engagement completed was **consultation** achieved through **a mail out notification**.
- Feedback from the community included the following:
 - Clarification as to what it means to discharge a development agreement; and
 - Clarification as to how the amendment to the development agreement may impact the residents of Timber Trails Mobile Home Park.

**Notifications
Mailed**



**Individual Contacts
(Phone Calls & Email)**



Webpage Views



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Scope of Review

Please advise of any recommendations & considerations regarding the proposal, taking into account the MPS policies P-19/ P-137:

- The types of land uses to be controlled through the development agreement;
- The impacts of reverting the remaining lands to the MU-1 base zone

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Thank You Questions/Comments

Planners Name



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