

NOTICE OF A PLANNING APPLICATION PARTIAL DISCHARGE OF TIMBER TRAILS MOBILE HOME PARK DEVELOPMENT AGREEMENT

PLANNING CASE 23904

This application is for a partial discharge of the existing Timber Trails Mobile Home Park Development Agreement. The proposal is to adjust the boundary of the existing development agreement to only include lands which currently contain the mobile home park use and the supporting sewage treatment facility. In order to adjust the boundaries of the development agreement, the lands will have to be subdivided through the through the municipal subdivision process (as-of-right). The remaining lands will revert to the MU-1 (Mixed Use 1) base zone.

Planning staff invite you to provide feedback and share any comments you may have about this planning application. Further details about this proposal are on the reverse side of this page and at www.halifax.ca/planning (scroll down to Case 23904).

The application is currently in the **public consultation stage**. We are inviting questions and comments on the proposed adjustment to the existing development agreement boundaries. Following public consultation, this application will be reviewed by the North West Planning Advisory Committee for recommendation. Then HRM staff will draft the amendments to the existing development agreement and write a staff report for review by the North West Community Council. Should Community Council wish to consider the proposal, a public hearing will be scheduled. If you received this letter, you are on the mailing list to be notified about the future public hearing. The public hearing is another opportunity for you to share your opinion about the application to Community Council.

Things to consider when providing your comments/feedback:

- Are you in support of the changes to the existing development agreement boundary?
 - Do you have concerns with the proposed boundary?

All comments and feedback are welcome.
Please provide your feedback by February 7th, 2022 to Claire Tusz

PLANNING CASE 23904 – FACT SHEET

The subject property is located at 1036 Lucasville Rd, Lucasville. The property is zoned MU-1 (Mixed Use) under the Beaver Bank, Hammonds Plains and Upper Sackville Land Use By-Law and designated MUB (Mixed Use “B”) under the Beaver Bank, Hammonds Plains and Upper Sackville Municipal Planning Strategy.

The subject property contains the sewage treatment facility for Timber Trails Mobile Home Park. The applicant wishes to adjust 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. The major aspects of the proposal are as follows:

- Subdivide the portion of the lot containing the sewage treatment facility for Timber Trails Mobile Home Park. This portion of the lot will maintain the current Development Agreement, as will the lands across the road which already contain the mobile home park use.
- Discharge the Development Agreement from the remaining lands, which will revert to the MU-1 (Mixed Use 1) base zone.

You can find more details about this application and the planning application process at: www.halifax.ca/planning (scroll down to Case 23904).



Above: proposed development agreement boundary adjustment.