

JURISDICTION OF COMMITTEE:

The Zoning By-law authorizes the Planning Advisory Committee to impose terms and conditions upon establishment and operation of mobile home parks within the "RS-2" One and Two Family Suburban Residential zone subject to the Mobile Home Parks By-law.

STAFF RECOMMENDATION TO COMMITTEE:

1. That the Committee impose the following terms and conditions on the establishment and operation of a mobile home park:
 - (a) Detailed engineering drawings and design brief from a qualified professional engineering consultant must be submitted to the City by the developer for review and approval prior to the construction of any infrastructure to serve the expansion area. This will include a review by the Fire Department with respect to access and fire hydrant locations.
 - (b) Water capacity and fire flow requirements must be provided by the developer's engineering consultant and included with the detailed drawing submission for the City's review and approval. This must outline the expected average and peak water consumption flows from this proposed development at full build-out and confirm that there is enough existing infrastructure capacity to support this proposed development. Any upgrading of the existing municipal infrastructure required to service this expansion will be the developer's responsibility and cost. Should the developer's engineering consultant determine that a water booster pump is required to service this expansion, the water booster pump will be private and as such, will be the owner's responsibility to install and maintain. Any required infrastructure upgrades and the water booster pump must be constructed by the developer at the time infrastructure is extended to service the expansion area.
 - (c) A City approved premise meter and appropriate backflow prevention is to be installed by the developer at Glen Road where the private watermain that services the existing mobile home park and proposed expansion area connects to the municipal watermain. This infrastructure must be constructed by the developer at the time infrastructure is extended to service the expansion area.
 - (d) The developer's engineering consultant must provide confirmation that the existing sanitary sewer is capable of receiving the anticipated peak flows from full build-out of the proposed development and that these flows do not exceed the current capacity of the existing systems (downstream sanitary sewers and Simpson Drive lift station). This confirmation must be submitted to the City for review and approval. Any upgrades to the existing municipal infrastructure required to service this expansion will be the developer's responsibility and cost and must be constructed by the developer at the time infrastructure is extended to service the expansion area.

- (e) The developer's engineering consultant must identify what corrective actions will be taken to reduce inflow and infiltration in the sanitary sewer system in the existing mobile home park which will result in a decrease in sanitary sewer flow. A review of inflow and infiltration must be conducted by the developer's engineering consultant to the satisfaction of the Chief City Engineer or Designate. An Inflow and Infiltration Study consisting of flow monitoring, smoke testing, and a video inspection program must be conducted on the existing sanitary sewer system of the mobile home park by the developer's engineering consultant and submitted to the City for review and approval. The flow monitoring must be conducted for a minimum period of four weeks during the fall or spring of the year, ensuring that both wet weather and dry weather flows are measured, but must not take place when the ground is frozen. Any improvements to the private sanitary sewer collection system to reduce inflow and infiltration will be the developer's responsibility and cost to complete. Required improvements to the existing sanitary sewer infrastructure in the development must be constructed by the developer at the time infrastructure is extended to service the expansion area.
- (f) The developer's engineering consultant must provide a detailed site storm water drainage plan and design report indicating how storm water collection and disposal will be handled for the full build-out of the development. If any infrastructure improvements are required to service this expansion, it will be the developer's responsibility and cost to complete and must be constructed by the developer at the time infrastructure is extended to service the expansion area.
- (g) Construction of the roadway network in the new portion of the development must provide appropriate temporary turnaround facilities for fire apparatus if a staged or phased approach to the roadway construction is undertaken.
- (h) Roadways in the existing portion of the development must be upgraded to the standards outlined in the Mobile Home Parks By-law within one year of approval of the conditional use.
- (i) The developer must prepare a plan for the dwelling sites to be constructed in the expansion area detailing driveway locations, landscaping and setbacks of the dwelling units from the limits of the individual sites. This plan must be submitted with the Expansion Permit application for the review and approval of the Building Inspector and Development Officer.
- (j) Standards relating to the placement and size of accessory buildings on the manufactured home sites and the size and location of additions, porches and decks onto the units must be prepared by the developer and submitted with the application for the expansion permit and be subject to the review and approval of the Building Inspector and Development Officer.
- (k) Plans detailing the anchorage of the dwellings against uplift be prepared and submitted with the Building Permit application for each dwelling unit.
- (l) The limits (corners) of each pad site shall be permanently identified with stakes or other means of identification to facilitate on-going site inspections.

- (m) Detailed plans must be submitted for the restoration and enhancement of the buffer area along Glen Road adjacent to the existing developed area and showing the limits of tree clearing around the periphery of the expansion area. These plans must be submitted with the application for the expansion permit by the developer and are subject to the approval of the Building Inspector and Development Officer.
 - (n) A plan detailing the location and type of streetlights including fixture type and wattage in the existing development and expansion area be prepared by the developer and submitted to the Building Inspector for review and approval with the Expansion Permit application.
 - (o) That detailed plans for the four park areas be prepared by the developer and submitted with the Expansion Permit application for the approval of the Building Inspector and Development Officer. The park area and tot lot in the existing portion of the development must be completed within one year of the approval of the conditional use application and the remaining three park areas in the expansion area must be completed within one year of the completion of the roadways in the expansion area.
 - (p) As noted in the application, the roadways within the mobile home park will be private and will not receive service from the City.
 - (q) All manufactured dwelling units at the time of placement in the development meet the current requirements of the National Building Code of Canada without requiring any modification.
 - (r) As noted in application, the water, sanitary and storm sewer systems within the mobile home park will be private and are the responsibility of the developer to install and maintain.
 - (s) The developer is responsible for all solid waste collection services within the mobile home park.
 - (t) The developer is responsible for obtaining all applicable permits including Watercourse and Wetland Alteration Permits from the New Brunswick Department of Environment.
 - (u) Unless otherwise indicated in these terms and conditions, all required studies, plans and reports must be submitted to the City for review and approval prior to the issuance of the Expansion Permit.
 - (v) Unless otherwise indicated in these terms and conditions, all work must be completed within one year of the issuance of the Expansion Permit.
2. That the Committee recommend that Common Council approve the street names "Rex Hurley Boulevard", "Seraphina Crescent", and "Teed Street".

BACKGROUND:

On June 18, 2013 the Planning Advisory Committee recommended that Common Council deny a Municipal Plan Amendment for the subject property to redesignate the site from Rural Resource (outside of the Primary Development Area) to Stable Residential (within the Primary Development Area). The Committee tabled the Conditional Use portion of the application, pending the decision of Common Council concerning the Municipal Plan Amendment.

On July 15, 2013 Common Council gave third reading to the required Municipal Plan Amendment to redesignate the site from Rural Resource to Stable Residential.

INPUT FROM OTHER SOURCES:

Anglophone South School District has been advised of the application.

Bell Aliant has been advised of the application.

Canada Post has been advised of the application.

Geographic Information Systems (GIS) advises the street names "Rex Hurley Boulevard", "Seraphina Crescent" and "Teed Street" are acceptable.

Infrastructure Development Service has the following comments regarding the proposed Municipal Plan amendment and conditional use to permit the expansion of the existing land lease community located at 220 Glen Road:

- Detailed engineering drawings and design brief from a qualified professional engineering consultant must be submitted to the City for review and approval.
- Water capacity and fire flow requirements must be verified by the developer's engineering consultant and included with the detailed drawing submission. The City must have from the developer's engineering consultant what the expected average and peak water consumption flows will be from this proposed development at full build-out and confirmation that there is enough capacity to support this proposed development. This information is to be provided to the City for review and approval. Any upgrading of the existing municipal infrastructure required to service this expansion will be the developer's responsibility and cost. Should the developer's engineering consultant determine that a water booster pump is required to service this expansion, the water booster pump will be private and as such, will be the owner's responsibility to install and maintain.
- A City approved premise meter and appropriate backflow prevention is to be installed by the developer at Glen Road where the private watermain that services the existing mobile home park and proposed expansion connects to the municipal watermain.
- As noted in application, the water, sanitary and storm sewer systems within the mobile home park extension will be private and are the responsibility of the developer to install and maintain.
- The developer's engineering consultant must ensure that the existing sanitary sewer is capable of receiving the anticipated peak flows from this proposed development at full build-out. Confirmation of this and confirmation that this proposal does not exceed the current capacity of the existing systems (sanitary sewers and Simpson Drive lift station) must be submitted to the

City for review and approval. Any upgrades to the existing municipal infrastructure required to service this expansion will be the developer's responsibility and cost.

- Operations has noted that the existing mobile home park has a large amount of inflow and infiltration. The developer's engineering consultant must identify what corrective actions will be taken to reduce this inflow and infiltration which will result in a decrease in sanitary sewer flow.
- The developer's engineering consultant must provide a detailed site storm water drainage plan and design report indicating how storm water collection and disposal will be handled for the full build-out. If any infrastructure improvements are required to service this expansion, it will be the developer's responsibility and cost to complete.
- As noted in the application, the roadways within the mobile home park extension will be private and will not receive service from the City.
- On the submitted site plan, the proposed Rex Hurley Boulevard does not align with the existing private roadway connection from Purdy Drive. The proposed street intersection should be properly aligned.
- The developer is responsible for all solid waste collection services within the mobile home park.
- The submitted site plan indicates that this development is adjacent to a regulated wetland. Given the proximity of this development to the wetland, it would be subject to review/comments of New Brunswick Department of Environment.
- A more comprehensive review of the site will be undertaken by the City once the detailed submission is provided by the developer's engineering consultant.
- The developer is responsible for obtaining all applicable permits.

Inspection & Permitting Services understands that the proposal comprises an expansion of the existing Park and is not a residential manufactured dwelling unit subdivision as seen in other Municipalities and provides the following comments:

1. The Building Code requires that an access route longer than 90 metres (the street appears to be about 400 metres long) have a turnaround facility for Fire Apparatus. The staged construction will have to take that requirement into consideration.
2. We have concerns about having the existing park upgraded to meet the minimum requirement as per section 8(3) of the Mobile Home Parks By-Law.
3. Any agreement or conditions applied to the permission to expand should address the ability to have accessory buildings, the requirement for permanent lot markers, the requirement that a site be suitable to anchor a home, and the matter of how the homes are to be spaced.
4. Double wide units, additions, porches, or decks should be limited in size or not allowed at all.
5. Obviously landscaping standards will have to be imposed.
6. A recreation area and street lighting should be addressed as well.

Maritimes & Northeast Pipeline and Brunswick Pipeline advise this area is clear of their facilities.

N.B. Department of Environment has been advised of the application.

Rogers has been advised of the application.

Saint John Energy has been advised of the application.

Saint John Fire Department has reviewed the proposal as it relates to the above-mentioned application.

There is no objection regarding the application to amend the Municipal Plan, however the Fire Department makes note that the street network would have to adhere to the following National Building Code 2010 Standard 3.2.5.6. Access Route Design which provides that the road:

- a) Have a clear width not less than 6 metres; unless it can be shown that lesser widths are satisfactory.
- b) Have a centerline radius not less than 5 metres.
- c) Have an overhead clearance not less than 5 metres.
- d) Have a change in gradient not more than 1 in 12.5 over a minimum distance of 15 metres.
- e) Be designed to support the expected loads imposed by firefighting equipment and be surfaced with concrete, asphalt, or other material designed to permit accessibility under all climate conditions.
- f) Have turnaround facilities for any dead-end portion of the access route more than 90 metres long,
- g) Be connected with a public thoroughfare.

The Saint John Fire Department reserves the right to accept any turn-around areas as defined by the developer. A site assessment will be required for the purposes of determining whether fire apparatus can turn in any of the proposed turn around areas (Cul-De-Sac).

In addition to the above; the following condition shall apply with respect to the extension of water for fire suppression.

- The hydrant network is installed according to the standard as adopted by the City of Saint John and all hydrants public and private be maintained per code.
- The Fire Department assesses the final plan with respect to appropriateness of hydrant placements.

Saint John Police Force has no issues with the request.

Saint John Transit has been advised of the application.

Transportation & Environment Services has been advised of the application. Parks & Public Spaces service notes the proposed development is within 500 metres of a neighbourhood playground and as such there is no requirement for additional publically-supported infrastructure in the area. Staff have reviewed the application and have no objection.

ANALYSIS:

Conditional Use Application

A mobile home park is a conditional use, subject to the Mobile Home Parks By-law, in the "RS-2" One and Two Family Suburban Residential zone. As such, it is subject to additional terms and conditions as may be deemed necessary by the Planning Advisory Committee to protect properties within the zone or in abutting zones, or the health, safety and welfare of the general public.

In addition to the conditional use application, the development is subject to the standards outlined in the Mobile Home Parks By-law and would be subject to the issuance of an Expansion Permit under the By-law. From a review of the plans submitted with the application, recommended terms and conditions pertain to standards for the infrastructure to support the development and design issues related to items such as layout of the sites, proposed recreation areas and buffers.

Infrastructure

As is the case with the existing development, the expansion area will utilize private infrastructure that is connected to and served by the City's infrastructure network. Based on a review of the proposal, the City's Infrastructure Development Service Area has identified the following issues to be addressed in the detailed design of the development and detailed engineering drawings and design brief from a qualified professional engineering consultant must be submitted to the City for review and approval:

- *Water Supply* - Water capacity and fire flow requirements will have to be verified at the detailed design stage and any upgrades required to the City's water system to support the development will be at the developer's expense. If the developer's assessment determines that existing water pressures are not sufficient to support the development, the developer will be responsible for constructing a private water booster pump to serve the development and will be responsible for any ongoing maintenance of this infrastructure. In addition, to protect the existing municipal water distribution network in the area, a City approved premise meter and appropriate backflow prevention device is required to be installed by the developer at the point where the private system connects to the City's water distribution network.
- *Sanitary Sewer* - The developer's engineering consultant must confirm that the existing sanitary sewer is capable of receiving the anticipated peak flows from this proposed development at full build-out. Confirmation that this proposal does not exceed the current capacity of the existing systems (sanitary sewers and Simpson Drive lift station) must be submitted to the City for review and approval. Any upgrades to the existing municipal infrastructure required to service this expansion will be the developer's responsibility and cost. Staff also note that the existing mobile home park has a large amount of inflow and infiltration (groundwater and surface water which enters into the private sewer collection system). The developer's engineering consultant must also identify what corrective actions will be taken to reduce this inflow and infiltration which will result in a decrease in sanitary sewer flow.
- *Stormwater Management* - The developer's engineering consultant must provide a detailed site storm water drainage plan and design report indicating how storm water collection and disposal will be handled for the full build-out. Any infrastructure improvements are required to service this expansion will be the developer's responsibility and cost to complete.
- *Roadways* - The streets in the development will be private streets and would be built and maintained in accordance with standards established in the Mobile Home Parks By-law. Currently, the majority of roadways in the existing development do not meet the standards of the By-law in that they are not paved. The applicant has indicated paving of existing roadways will be completed in conjunction with the proposed expansion. Section 8(3)(b) of the Mobile Home Parks By-law provides for an expansion to a mobile home park to occur concurrent to the upgrading of an existing portion of a Mobile Home Park to the standards contained in the by-law. A condition is recommended to require this work to be carried out within one year of approval of the conditional use.
- *Private Infrastructure and Solid Waste Collection* - As noted in application, the water, sanitary and storm sewer systems and roadways within the mobile home park extension will be private

and are the responsibility of the developer to install and maintain. The developer is responsible for all solid waste collection services within the mobile home park. Conditions are recommended to affirm these requirements.

General Design Issues

In addition to the conditional use application, the development is subject to the standards outlined in the Mobile Home Parks By-law and would be subject to the issuance of an Expansion Permit under the By-law. From a review of the application staff have identified the following items which are recommended for the imposition of terms and conditions:

- *Location of pad sites* – Staff recommend the limits (corners) of each manufactured home site be permanently identified with stakes or other means of identification to facilitate on-going site inspections.
- *Buffering* – The Mobile Home Parks By-law requires a 7.62 metre wide buffer around the periphery of the park. Drawings provided by the applicant show the required buffer with a large portion of the buffer area corresponding with existing treed portions of the site, however Staff note that an existing hedge along the existing development area along Glen Road is in poor health. Given this, Staff recommend that additional detail be provided for the restoration and enhancement of the buffer area along Glen Road adjacent to the existing developed area and the limits of tree clearing around the periphery of the expansion area be provided with the application for the expansion permit and that these plans be subject to the approval of the Building Inspector.
- *Site Design Standards* – Staff recommend that conditions applied to the permission to expand should address the following site design issues:
 - Placement and size of accessory buildings on the manufactured home sites and the size and location of additions, porches and decks onto the units. The applicant has indicated that the developer will be preparing standards for the development that will take the effect of a covenant. Staff recommend that these standards be prepared by the developer and submitted with the application for the expansion permit and be subject to the approval of the Building Inspector and Development Officer.
 - Preparation of a plan for the expansion area detailing driveway locations, landscaping and setbacks of the dwelling units from the limits of the individual sites. It is recommended that this be prepared by the developer and submitted with the Expansion Permit application for the review and approval of the Building Inspector and Development Officer.
 - Suitable anchorage of the manufactured homes against uplift should be addressed at the building permit stage with plans detailing the anchorage of the units to be submitted by the developer with the building permit application.
 - A plan detailing the location and type of streetlights including fixture type and wattage in the existing development and proposed for installation in the expansion area must be prepared by the developer and submitted to the Building Inspector for review and approval with the Expansion Permit application.
 - A recreation area is a requirement for the existing developed area of the park, but was not constructed by the original developer. The current developer is proposing to construct a tot lot and park area in the central portion of the existing developed area and provide three additional park areas / tot lots in the expansion area. Staff recommend that detailed plans for the four park areas be prepared and submitted with the Expansion Permit application for the approval of the Building Inspector and Development Officer. Staff also recommend a time limit on construction requiring the park area and tot lot in the

existing portion of the development to be completed within one year of the approval of the conditional use application and the remaining three park areas in the expansion area to be completed within one year of the completion of the roadways in the expansion area.

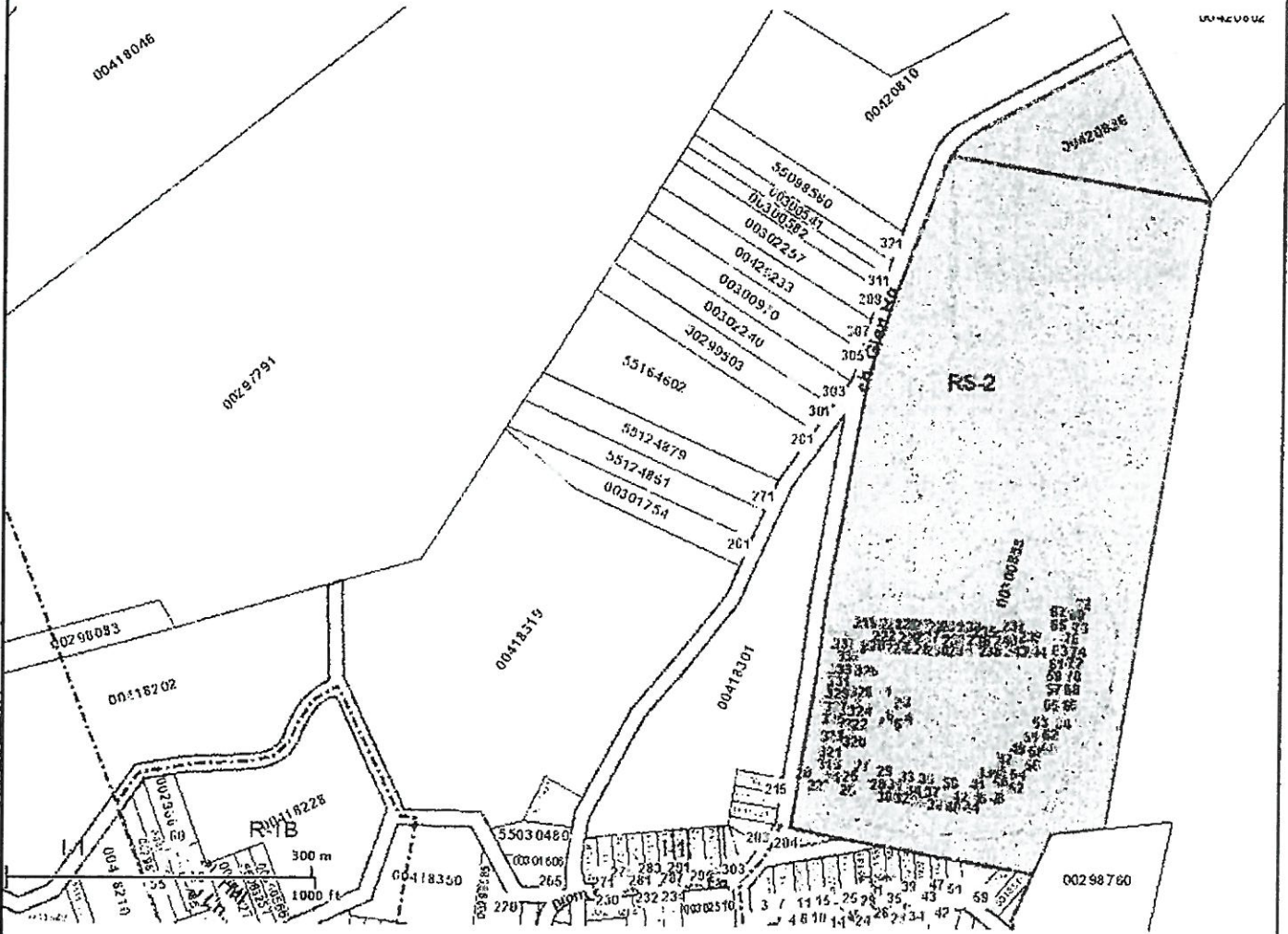
The applicant has proposed that only new dwelling units will be placed in the proposed expansion area and on redeveloped sites within the existing developed area. Staff recommend a condition be imposed requiring that all manufactured dwelling units at the time of placement in the development meet the current requirements of the National Building Code of Canada without requiring any modification.

Street names for the roadways in the development have been proposed by the developer and reviewed by the City's GIS division. It is recommended that the Committee recommend Common Council approval of the street names "Rex Hurley Boulevard", "Seraphina Crescent" and "Teed Street"

CONCLUSION:

The proposed use of the site as an expansion of the existing manufactured housing development is subject to terms and conditions as may be deemed necessary by the Planning Advisory Committee to protect properties within the zone or in abutting zones, or the health, safety and welfare of the general public. Approval of the application subject to the proposed terms and conditions is recommended.

PLANNING AND DEVELOPMENT/URBANISME ET DÉVELOPPEMENT



Subject Site/site en question: [REDACTED]

Location: 220 ch. Glen Road

Date: May 15 mai 2013

Scale/échelle: Not to scale/Pas à l'échelle

PID(s)/NIP(s):
003008555 (portion)
00420836 (portion)