



# Land-lease Communities

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## What is a Land-lease Community?

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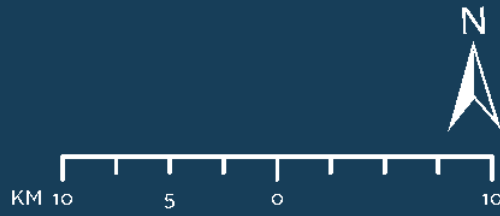
The term “land-lease community” describes the type of housing arrangement where the resident owns their home but leases the land on which their home is situated.



HANTS COUNTY

- Castle Grove Mobile Home Park (26)
- Enfield Mobile Home Park (56)
- Smith Lane Mobile Home Park (9)
- Woodbine Mobile Home Park (626)
- Lake Thomas Mobile Home Park (11)
- Springfield Estate Mobile Home Park (169)
- Sackville Estate Land-lease Community (365)
- Century Mobile Home Park (158)
- Sackville Manor Mobile Home Park (250)
- Mountainview Estates (151)
- Timber Trail Mobile Home Park (330)
- Lynn Court (20)
- Marina Enterprise Limited (49)
- Westphal Mobile Home Park (111)
- Foxwood Village DA
- Nelson's Trailer Park (38)
- Stewarts Trailer Court (7)
- Woodlawn Trailer Crt (67)
- Fairview Estates (130)
- Maple Ridge Estate (160)
- Timberlea Mini Home Park (37)
- Bonnie Brae Trailer Court (63)
- Greenridge Mobile Home Park (125)
- Alderwood Village Land-Lease Community (170)
- Ray's Trailer Court (6)
- Birchill Estates (216)
- Spryfield Mobile Home Park (77)
- Birchlee Mobile Home Park (184)

# Land-lease communities within HRM



# Existing Regulations



## Municipal

- Halifax County Mobile Home Park By-law (1986)
- City of Dartmouth Mobile Home Park By-law (1989)
- City of Halifax Mobile Home Park Ordinance (1970)
- 21 Land use by-laws and Municipal Planning Strategies

## Provincial

- Residential Tenancies Act
- Environment Act



# Components of a Land-lease Community



**Recreation Space**



**Streets**



**Water & Sewer**



**Resident Services**

# Issues with by-laws

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- Current HRM mobile home park by-laws are out of date:
  - Does not represent present-day municipal and provincial approval standards.
  - Uncertainties on who is responsible for what services within a mobile home park
  - Has created difficulties for issuing Construction and/or Operating Permits for mobile home parks.
- Currently working to modernize our mobile home park by-laws into a new land-lease community by-law that address these issues.



# Two-part by-law



## Permitting

- Applies to construction a new Land-lease community
- Requirements for infrastructure and servicing
- Applies to the installation of a manufactured home within a land-lease community
- Land use requirements (setbacks, separation distance, accessory buildings, etc.)

## Licensing

- Land-lease Community Operators are a business
- Licensing requirements apply to the operator of a land-lease community (landlord) not the residents (tenants)
- Operators must prove they are providing the minimum level of services required by the by-law
- Must prove infrastructure is safe and adequate



# Why is licensing important?





# Why is licensing important?





# Why is licensing important?





# Why are construction standards important?





## Public Engagement

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- 384 survey responses

### Top issues:

- Water Quality
- Street maintenance
- Drainage
- Relationship between tenant/landlord



# Water Testing Requirements

## Existing Regulations

- No water testing if connected to municipal water
- No infrastructure maintenance program required
- Resident has to complain, provide evidence like a water test

## Proposed Regulations

- All water systems will require testing, regardless of the source
- Operators are required to notify residents of the results of water testing
- Where there are problems with tests or frequent infrastructure failures, Municipality can request a report from a P. Eng attesting to the state of the infrastructure and outlining required repairs to correct any issues.

# Miscellaneous Requirements

## Existing Regulations

- Drive-by inspection once per year by DO
- No assessment of underground infrastructure
- Required maximum 25 km/hr speed limit signs to be posted

## Proposed Regulations

- Certified Playground Inspector must inspect playground once per year
- Drainage systems must be maintained to ensure stormwater drains away from manufactured home spaces.
- At the Municipality's discretion, we can request a P. Eng report of underground infrastructure
- Dropped speed limit requirements (no authority to set or enforce under MGA/Halifax Charter)



# New construction Standards

## Existing Regulations

- Water, sewer and stormwater must be designed by a P. Eng, but no standard to be met
- 5-7% space set aside for recreation space

## Proposed Regulations

- Streets must be paved and minimum 40' wide.
- Water, sewer, and stormwater infrastructure must be built to the Municipal Design Guidelines
- 10% of developable area must be set aside for recreation space.
- Fire protection infrastructure, based on the recommendation of Halifax Fire and Emergency

# Project Timeline





# Thank you

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Questions?

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