

MOBILE HOME PARK ADVISORY COMMITTEE
MINUTES
September 26, 2006

PRESENT: Councillor Krista Snow, Chair
 Councillor Steve Adams
 Councillor Brad Johns
 Councillor Gloria McCluskey
 Councillor David Hendsbee

REGRETS: Councillor Becky Kent
 Deputy Mayor Russell Walker

STAFF: Ms. Sharon Bond, Manager, Subdivision and Land Use
 Compliance
 Mr. Kevin Warner, Development Officer
 Ms. Julia Horncastle, Legislative Assistant

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1. CALL TO ORDER

The meeting was called to order at 10:30 a.m.

2. ELECTION OF CHAIR AND VICE-CHAIR

MOVED by Councillor McCluskey, seconded by Councillor Johns, that Krista Snow be nominated as Chair.

MOVED by Councillor McCluskey, seconded by Councillor Adams, that nominations cease. MOTION PUT AND PASSED UNANIMOUSLY.

The committee agreed that in the absence of the Chair a member of the committee would act as chair in her stead.

The following items were identified as discussion items for the Committee:

- Solid Waste Complaints and By-law Enforcement,
- Streetlight Policy,
- Joint Playground/Recreational Projects,
- Taxes,
- Residential Tenancies Act in relation to Mobile Home Parks,
- Security and Policing,
- Ability to sell home your own home,
- Pitched Roofs and Siding,
- What is the mandate of the Provincial Mobile Home Park Committee
- Look at overall good in the park and not advocate for individual cases.

Councillor Johns suggested that the Committee look at the provision of municipal services versus those provided by the park such as snow clearing and lighting. The question of whether they should be equal across all mobile home parks and if the services are not being met does HRM have the authority to enter a park, bring it up to standard and then charge back.

In response to Councillor Adams, the Committee was advised that there is the ability to appeal through the Tenancies Board and the park has to give an accountability of their actual finances. It was noted one person can appeal on behalf of the park and other residents can write letters of support.

Councillor Johns noted there are certain things included in the lot rent.

Ms. Bond noted that part of the terms of reference staff actually go back and review the existing mobile home park by-laws with a view to amending them to address some of the identified issues. She noted that by having a licensing bylaw you can control the maintenance issue on a year to year basis because you can tie it in such a way that you won't get your license until you do all the required maintenance. She advised staff would work with the stakeholders and report back to the committee.

It was agreed that a staff report be requested of cost implications of putting street lights in mobile home parks under the general rate.

Councillor Adams questioned what can the municipality do according to the MGA, what can the municipality tell a private property owner that has tenants. What other rights can we implement by way of this committee.

Councillor McCluskey asked what the lot fees are as well as the assessment value of the parks.

Ms. Bond advised she was in the process on developing an inventory on how many parks and the number of units in the parks.

For the next meeting the committee requested:

- Inventory of the parks and the number of units
- implications of having all park street lighting put in general rate
- mandate of provincial mobile home park committee
- how many street lights in parks on area rate
- copy of residential tenancies act
- property values for each of mobile home parks and total of all tax bills within each of the parks
- what is the permitting process for putting a home in a park
- What can we influence and what can we not influence and what is not covered by some other bylaw
- What can the committee do under the MGA

Ms. Bond advised that what staff had envisioned was having a planner assigned to the mobile home park review. It was not anticipated that this committee would do this work. Staff had anticipated coming to the committee and the committee advising throughout the process as to whether or not staff was on the right track. At a future date park owners and tenants may have to be involved as part of the process.

Ms. Bond advised that for the next meeting she will have a planner assigned, an inventory of the mobile home parks and the number of units. She will discuss with finance with regards to

the street lights. She will provide copies of the other mobile home park bylaws and will bring the terms of reference for the provincial committee and the residential tenancies act.

4. MEETING SCHEDULE

The Committee agreed to hold meetings on the last Tuesday of each month at a time to be determined once the Regional Council agenda is set.

5. ADJOURNMENT

The meeting was adjourned at 12:00 p.m

Julia Horncastle
Legislative Assistant