

# HALIFAX REGIONAL MUNICIPALITY

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## MOBILE HOME PARK ADVISORY COMMITTEE MINUTES

October 16, 2007

PRESENT:                   Councillor Krista Snow, Chair  
                                Councillor Steve Adams  
                                Councillor Russell Walker  
                                Councillor David Hendsbee  
                                Councillor Gloria McCluskey

REGRETS:                   Councillor Brad Johns

STAFF:                     Mr. Kevin Warner, Development Officer, Subdivision &  
                                Land Use  
                                Ms. Sharon Bond,  
                                Ms. Julia Horncastle, Legislative Assistant  
                                Ms. Melody Campbell, Legislative Assistant

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**1. CALL TO ORDER**

The meeting was called to order at 2:05 p.m. in the Councillors' Board Room, 4<sup>th</sup> Floor, City Hall.

**2. APPROVAL OF MINUTES**

**MOVED by Councillor Walker, seconded by Councillor Hendsbee, that the minutes from September 18, 2007 be approved. MOTION PUT AND PASSED.**

**3. APPROVAL OF THE ORDER OF BUSINESS AND APPROVAL OF ADDITIONS AND DELETIONS**

Item 4.1 and Item 4.2 to be deferred until the next meeting.

**MOVED by Councillor Walker, seconded by Councillor McCluskey, that the Order of Business be approved as amended. MOTION PUT AND PASSED.**

**4. MOBILE HOME PARK BYLAW**

**4.1 By-law Terminology - Sharon Bond/Kevin Warner/Gerald Hashey**

Item deferred to next meeting.

**4.2 Tenancy Act Information Booklet for Mobile Home Park Owners**

Item deferred to next meeting.

**5. STATUS SHEET**

**5.1 Information Report - Long Term Lease for Land in Woodbine Park**

Mr. Skora provided a presentation of on the long term lease for land in Woodbine Park.

One issue that was brought forward is the development of recreation infrastructure. HRM cannot require the park owner to build recreational areas, it would have to be developed by HRM on HRM-owned land. Currently in this area, HRM would have to acquire property.

The recommendation from Planning staff is that recreation infrastructure is required and will be developed. Due to the size of the area at least one, maybe two, park areas need to be

developed. This area definitely requires a community park. After analysis, it was determined that a recreation area is required.

Some concerns as the plans move forward are:

1. Cooperation of park owner
2. Financial
3. Lease Issue
4. Maintenance Issues
5. Safety Concerns
6. Use of recreation infrastructure for use by the whole community, not just park tenants

At this point, HRM is planning on developing and installing infrastructure that will be open to the whole community. Over time due diligence is required to ensure mobile home park owners are made responsible for recreation infrastructure.

Councillor Hendsbee advised that the Lake Echo Play Park development adjacent to Wonderland and Mountain View has been a very successful partnership.

**MOVED BY Councillor Hendsbee, seconded by Councillor McCluskey that there be a clause in the lease agreement requiring Mobile Home Park owners develop recreation infrastructure. MOTION PUT AND PASSED.**

## **5.2 Summary Sheets Outlining Highlights of Three Existing By-laws**

Mr. Warner advised that the three by-laws are not compatible. Ms. Bond and Mr. Warner will be meeting with Kurt Pyle to discuss and will report back to the Committee. Mr. Warner will develop an action plan based on the three by-laws to move forward.

Councillor Adams suggested that staff begin the process to develop a by-law, prepare a draft and bring it back to the committee the beginning of 2008. Mr. Warner advised that a planner has been assigned, they will begin to develop the by-law.

Councillor Hendsbee expressed concern as to what level of detail will be required in the by-law, for example; trees, garbage collection, sheds, roof lines, decks, skirting. How much regulation is required. Mr. Warner advised that the by-law should include common standards.

Committee members were advised that they could send any issues to Mr. Warner, they may be able to be addressed in the new by-law.

## **6. DEFERRED ITEMS**

7. **ADDED ITEMS**

8. **NEXT MEETING**

Mr. Hashey will be attending the next meeting of the Mobile Home Park Committee.

The next meeting of the Mobile Home Park Advisory Committee is December 11, 2007 tentatively scheduled for 1.5 hours before Committee of the Whole session.

9. **ADJOURNMENT**

The meeting adjourned at 2:42 p.m.

Melody Campbell  
Legislative Assistant