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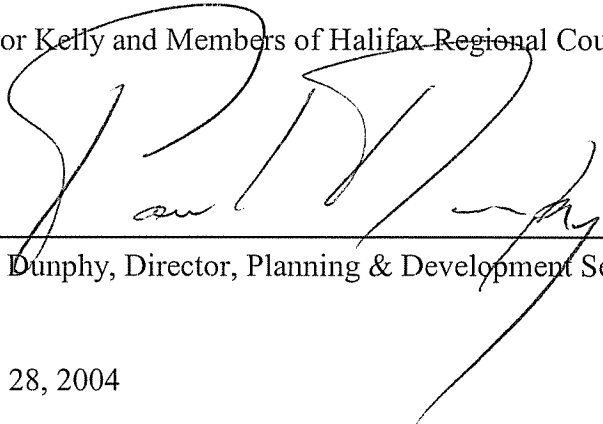


PO Box 1749
Halifax, Nova Scotia
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Halifax Regional Council
July 6, 2004

TO: Mayor Kelly and Members of Halifax Regional Council

SUBMITTED BY:



Paul Dunphy, Director, Planning & Development Services

DATE: June 28, 2004

SUBJECT: Mobile Home Park Committee

INFORMATION REPORT

ORIGIN

At the September 23, 2003 meeting, Regional Council requested a staff report regarding the creation of a Mobile Home Park Committee to review mobile home parks in HRM.

At the February 3, 2003 meeting, North West Community Council requested a staff report regarding snow removal issues within mobile home parks.

BACKGROUND/DISCUSSION

Many of the issues related to mobile home parks fall under Provincial jurisdiction within the Landlord/Residential Tenancies Act. The Province of Nova Scotia has recently established a Mobile Home Park Committee to address the issues.

Staff have met with Councillors Johns and Harvey regarding concerns within the parks, many of which related to the upkeep of roads and snow clearing.

Staff have reviewed the current HRM Mobile Home Park By-Law and the Summary Offense Ticketing provisions and feel that with the addition of 3 Community Standards Officers, the by-law can be effectively enforced. Inspections of the mobile home parks are being carried out and will be scheduled for regular inspection on a bi-annual basis. Individual complaints will be dealt with on a case-by-case basis.

Staff will be meeting with park owners to review their responsibilities within the by-law and to advise them of our enforcement program. Staff will review the Mobile Home Park By-Law in the fall with the participation of stakeholders.

With increased enforcement and staff commitment to the review of the Mobile Home Park By-Law and the creation of the provincial Mobile Home Park Committee, staff feel that there is no benefit to the creation of an HRM Mobile Home Park Committee at this time.

BUDGET IMPLICATIONS

None

FINANCIAL MANAGEMENT POLICIES / BUSINESS PLAN

This report complies with the Municipality's Multi-Year Financial Strategy, the approved Operating, Capital and Reserve budgets, policies and procedures regarding withdrawals from the utilization of Capital and Operating reserves, as well as any relevant legislation.

ALTERNATIVES

None

ATTACHMENTS

None

Additional copies of this report, and information on its status, can be obtained by contacting the Office of the Municipal Clerk at 490-4210, or Fax 490-4208.

Report Prepared by: Sharon Bond, Manager, Subdivision & Land Use [490-4800]