

Item No. 7
Halifax Regional Council
January 11, 2011

TO: Mayor Kelly and Members of Halifax Regional Council

SUBMITTED BY: Original Signed by Director

Paul Dunphy, Director of Community Development

DATE: December 23, 2010

SUBJECT: Case 16638: Consolidation of the Mobile Home Park By-laws

INFORMATION REPORT

ORIGIN

December 7, 2010 motion of Regional Council (Item 11.2.1) directing staff to bring a new HRM Mobile Home Park By-law forward to Regional Council and incorporate the new housing standard CSA A277 being proposed within the November 4, 2010 supplementary report to Marine Drive, Valley and Canal Community Council.

BACKGROUND / DISCUSSION

Planning staff are working on a new by-law to replace the three existing Mobile Home Park By-laws. A draft by-law is near completion with a detailed review scheduled for the early part of 2011, which will be followed by a community consultation program with property owners and other stakeholders.

Staff is giving consideration to the new national housing standard, CSA A277, which covers manufactured homes, modular and panelized buildings. HRM's Mobile Home Park Committee has not met since November 24, 2008, however, should the Committee reconvene, the draft by-law will be submitted first for their review prior to it being forwarded to Regional Council for approval. It is anticipated the new by-law will be brought to Regional Council for consideration in mid 2011.

BUDGET IMPLICATIONS

The HRM costs associated with processing this application can be accommodated within the approved operating budget for C310 Planning & Applications.

FINANCIAL MANAGEMENT POLICIES / BUSINESS PLAN

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

COMMUNITY ENGAGEMENT

Community engagement will be required as part of this application and will be conducted in accordance with the Community Engagement Strategy and the *Halifax Regional Municipality Charter*.

ATTACHMENTS

None.

A copy of this report can be obtained online at <http://www.halifax.ca/commcoun/cc.html> then choose the appropriate Community Council and meeting date, or by contacting the Office of the Municipal Clerk at 490-4210, or Fax 490-4208.

Report Prepared by : Jacqueline Belisle, Planner I, 869-4262

Report Approved by: _____
 Kelly Denty, A/Manager of Planning Services, 490-6011

Original Signed