

Current Regulations

What are the Current Regulations?

Halifax Regional Municipality currently has three Mobile Home Park By-laws, which were adopted in the 1970s and 1980s. The existing by-laws outline the requirements and approvals that need to be met for an Operator to receive an annual operating license and for a new land-lease community to be constructed.

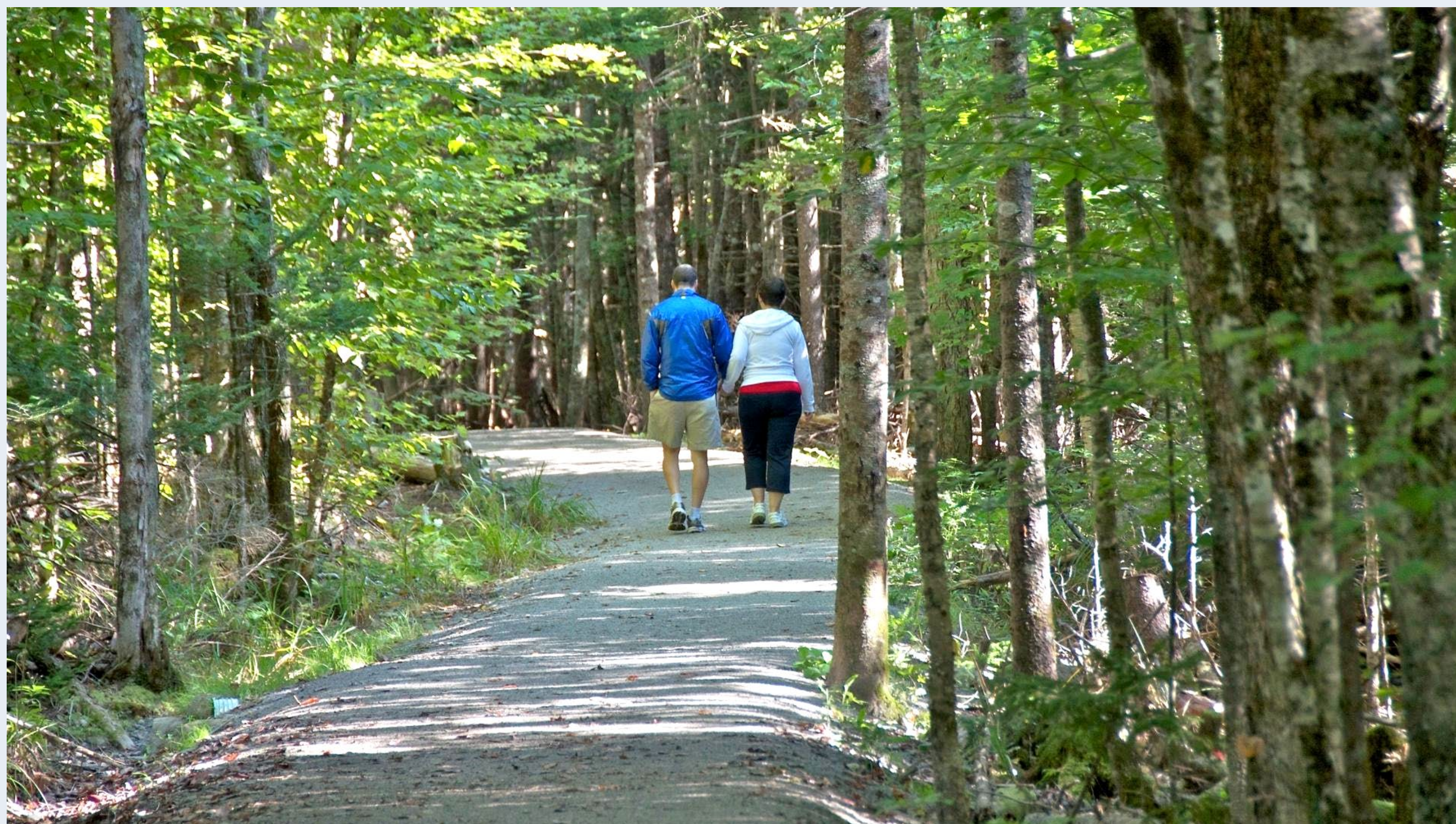
- **By-law 29** – Halifax County Municipality Mobile Home Park By-law
- **By-law M-200** – City of Dartmouth By-law Respecting Mobile Homes and Mobile Home Parks
- **Ordinance 143** – City of Halifax Ordinance Respecting Mobile Home Parks

Gaps in the Current Regulations

Many of the approvals and inspections that were relied on at the time that the by-laws were adopted no longer exist. Certificates to verify that water and sewer distribution systems are in working order are no longer provided by the provincial health department, for example, leaving gaps in the regulatory process. This means that regulations covering things such as drinking water standards are more difficult to enforce under some of the existing by-laws.



HRM is updating the regulations to ensure that all land-lease communities in HRM provide safe, livable, and healthy communities.

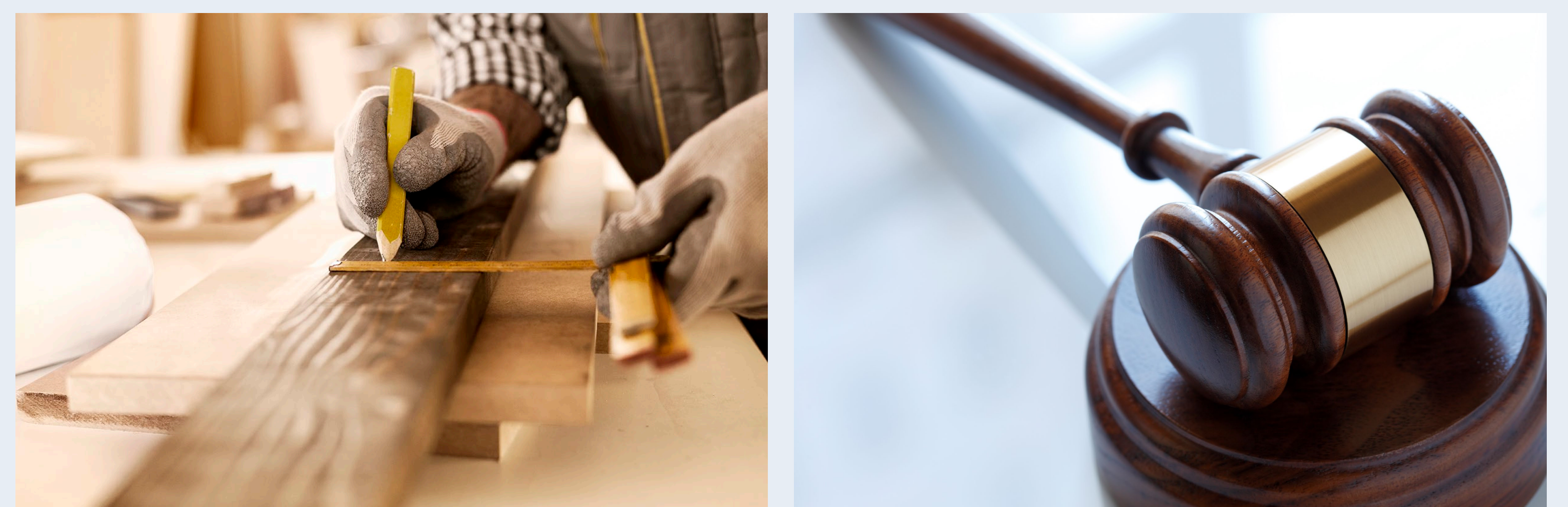


Many issues in land-lease communities are not visible through inspections, and it is only through complaints from the public that HRM can become aware of these issues. Complaints about land-lease communities can be made by calling 311. Staff will investigate the issue, and if a violation is found to exist, municipal compliance officers will follow up.

A new Land-Lease Communities By-law may be able to close some of these gaps by requiring Operators to provide more information about the state of the community.

Other Legislation

There are other municipal and provincial regulations that apply to land-lease communities which deal with matters outside the scope of the Land-Lease Communities By-law.



Residential Tenancies Act

- The Tenancies Act outlines the responsibility of the Landlord (the community owner/Operator) and the Tenant (the owner of the home who leases the land).
- Issues such as rents and evictions are matters dealt by the Residential Tenancies Act and cannot be regulated through a municipal by-law.

Building Code

- A building permit must be issued for a home to be placed on a leased-land plot.
- The Building Code has standards for different types of homes, such as mini homes and modular homes.
- Issues with the safety of homes are regulated by the Building Code.

Public Drinking Water Supplies Regulations (NS Environment & Climate Change)

- When at least 15 connections are made to one water supply, the supply must meet the Provincial regulations to be a Public Drinking Water Supply.

On-Site Sewage Disposal Regulations (NS Environment & Climate Change)

- Approval of on-site septic systems or sewage treatment plants are regulated by NS Environment.