

Components of a Land-Lease Community

Some of the existing Mobile Home Park By-laws have regulations for recreation space, streets, lights, and other infrastructure. Part of this project is to determine which of the existing requirements make sense to keep, and what might need to be added or changed. Below is an overview of some of the different elements of a land-lease community, and who is responsible for the maintenance of each.

Recreation Space

- Some of the existing by-laws require that communities have recreation space or playgrounds that are maintained in good condition.
- Recreation space or playgrounds in land-lease communities are not public parks; they are owned and maintained by the owner of the land-lease community.



Streetlights & Electrical Services

- Streets must be adequately lit with street lighting.
- Electrical services must be operating in a safe and acceptable manner.



Streets

There are a variety of requirements for streets in land-lease communities intended to keep residents safe and make sure required maintenance is performed. The Operator must make sure that all requirements are met in order to get an Operating License. Some of the requirements that the By-laws regulate to ensure the streets are maintained in an acceptable manner are:

- Streets must be maintained in good condition.
- The community shall have adequate drainage.
- Streets have a maximum speed limit of 25 km/h.
- Street must meet requirements to be safe for traffic. For example, stop signs must be placed at each intersection.
- Snow removal must be completed within a reasonable timeframe.



Sewer

Sewage collection systems in land-lease communities are owned and maintained by the Community Operator. This includes all pipes, pumping stations and treatment plants. There are different requirements depending on where the sewage goes:

- Some communities are located in an area with central sewer (operated by Halifax Water), and the community's sewage system will connect to this. Any sewage discharged into the central sewer must meet Halifax Water's requirements.
- Communities in rural areas are serviced with on-site septic systems or private sewage treatment plants where the effluent must be treated to an acceptable standard before it is discharged into the environment.
- On-site septic systems and sewage treatment facilities are regulated by Nova Scotia Environment and Climate Change who may require trained staff to operate and monitor to ensure they are operating safely and not damaging the environment or contaminating drinking water supplies.