

HALIFAX

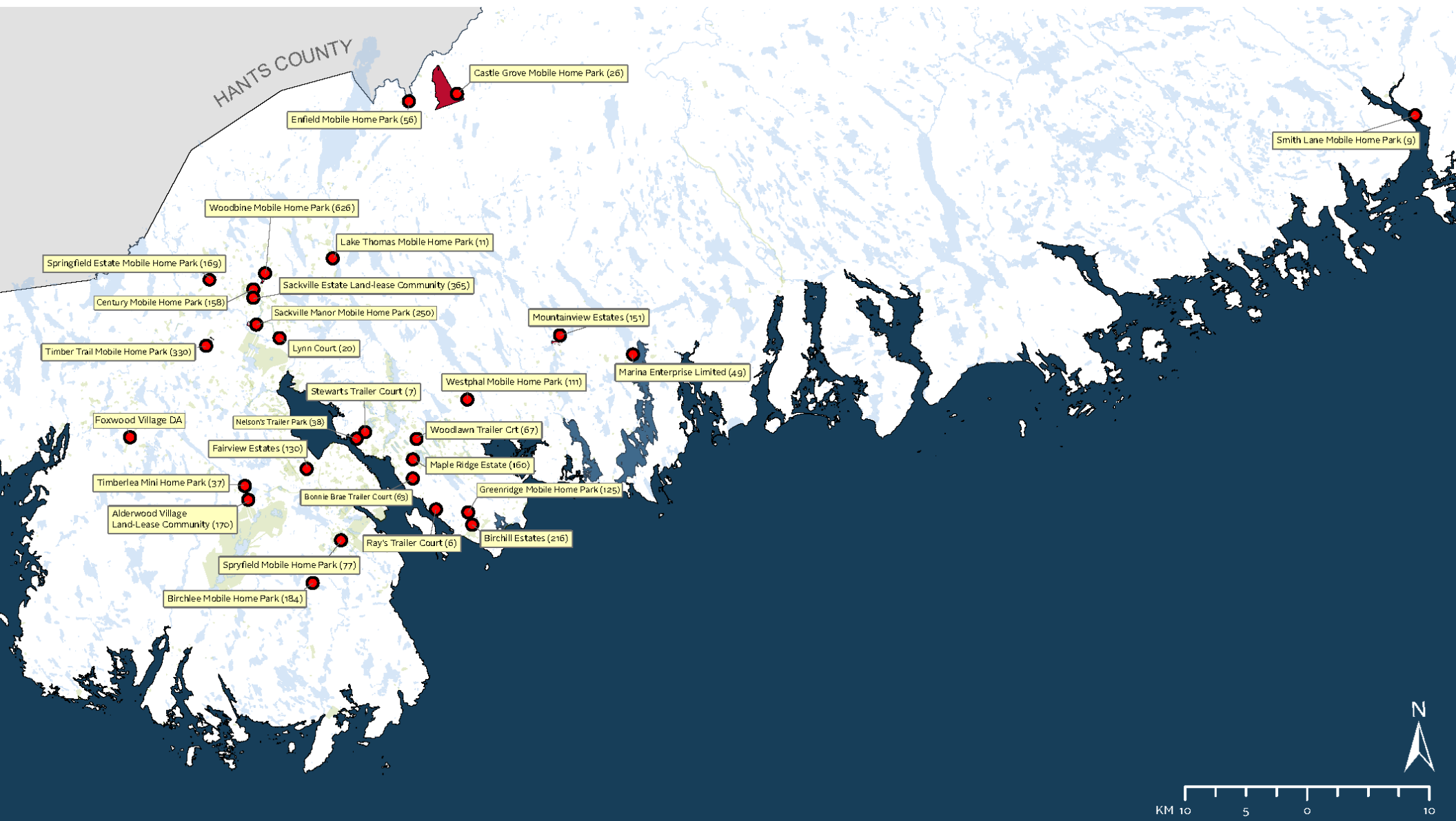
Consolidated Land- Lease Communities By-Law

Regional Council June 20th, 2023

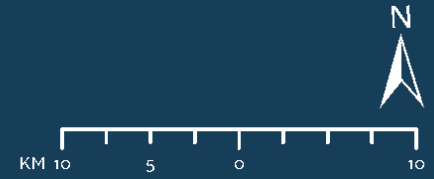
Background

- The term “land-lease community” describes the type of housing arrangement where the resident owns their home but leases the land on which their home is situated.
- All infrastructure within the community is privately owned
- Services are provided by the community operator





HANTS COUNTY



Project Approach

Phase 1 (2022 & 2023)

- Conduct community engagement
- Write new licensing by-law
- Work with LLC Operators to issue new operating licenses

Phase 2 (2024 & beyond)

- Review of land use & built form requirements
- On-going community engagement as existing by-laws are reviewed



Community Engagement Participation

- 3 open houses across HRM
- Targeted promotion through Facebook groups and community associations of LLCs
- Survey & Shape Your City Website
- Promoted social media posts

Social Media
Post Views



27,986

Webpage
Views



2,850

Survey
Responses



384

Open
House
Attendees



46

What We Heard

- Access to clean drinking water
- Street maintenance, speed of vehicles, & street lighting;
- Parks and recreation space
- Concerns from operators about rising costs of servicing
- Drainage issues causing flooding; and
- Concerns from residents about items regulated by the Tenancies Act and other regulations, such as utility costs, and tenant/landlord disputes.



Minimum Construction Standards



Recreation space:

- Increase amount of recreation space required to 10%
- A portion of the 10% required space may be recreation infrastructure with an equivalent value to the space requirement

Street lighting:

- Built and maintained to meet Transportation Association of Canada standards

Minimum Construction Standards

Street standard

- Updated road construction standards

Fire protection infrastructure

- Requirement to implement recommendations of Halifax Fire and Emergency

Sewer & water distribution system

- Meet Halifax Water Design Specifications
- Up-to-date approvals from Nova Scotia Environment for on-site services



New Licensing Requirements

- Drinking water testing requirements
- Street maintenance requirements
- Driveway maintenance
- Snow clearing standards
- Maintenance of fire protection infrastructure
- Drainage and stormwater management
- Maintenance and inspection requirements for playgrounds
- Streetlighting (within 12 months of adoption)
- Requirement to post speed limit signs removed



Implementation

- Existing Operating Permits or Operating Licenses remain valid for 3 months
- New operating license under new by-law required after 3 months
- Materials prepared for community operators and residents to educate on new requirements and responsibilities



Staff Recommendation

Staff recommend approval of the motion contained in the staff report, to give First Reading to the proposed by-law L-500, Respecting the Construction and Operation of Land-lease Communities.

Thank You

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