

To: **Inverness County Planning Advisory Committee
Inverness County Council**

From: **Planning Staff (EDPC)**

Date: **October 27, 2020**

Reference: **Proposed Amendment to the Chéticamp *Municipal Planning Strategy and Land Use By-law* to remove campgrounds as a permitted use as a temporary measure:**

Summary:

Staff received a request to amend the Municipal Planning Strategy and Land Use By-law regarding campgrounds within the Residential Rural (RR-1) Zone. Concerns raised have resulted in discussions within the community and in the media regarding a recent campground application. The zone currently permits campgrounds as of right, provided they meet the minimal zone requirements and have the appropriate approvals from provincial agencies. There are various options available for Council to increase regulations related to campgrounds including, implementing increased setbacks, site plan approval processes, development agreements, or adding a new zone entirely.

Following a Chéticamp Area Advisory Committee meeting, the local area advisory committee made a motion to deal with the issue of campgrounds in the short term by removing campgrounds as a permitted use throughout the Chéticamp Plan Area. Included in this motion is a commitment to follow up on the amendment with an alternative option to allowing campgrounds within Chéticamp through more detailed design requirements. The request for an immediate short-term measure was expressed during the AAC meeting by members of the public present. The general concern expressed was that there are not currently enough requirements to ensure campgrounds do not cause land-use conflict with adjacent properties. There was also discussion on the potential to include the moratorium across the Municipality, however that direction will require more research before further discussion.

If campgrounds are removed as a permitted use within the zone, existing campgrounds will continue to be permitted to conduct business as usual as non-conforming uses. This definition is given to any development which was lawfully under construction and completed within a reasonable time, or received a permit for construction with commenced construction taking place within 12 months of the issuance of the permit. Repair or maintenance may proceed as normal and a change of tenant, occupant, or owner does not affect the use of land or structure. However, the nonconforming use may not extend beyond the use that is occupied legally and may not be recommenced following a period of abandonment without intention to return of six months.

Recommendation:

Staff recommend that the Area Advisory Committee motion to request the removal of campgrounds as a permitted use in the Residential Rural (RR-1) Zone be brought to the Inverness Planning Advisory Committee and that Council hold a public hearing on the attached amendments.

A BY-LAW TO AMEND THE MUNICIPAL PLANNING STRATEGY
FOR THE CHÉTICAMP PLAN AREA OF THE MUNICIPALITY OF THE COUNTY OF INVERNESS

The *Municipal Planning Strategy* is hereby amended by:

- 1) Removing, immediately the following strikethrough text below, within Policy 5-3 under Section B. Rural Community:
 - a. It shall be the policy of Council to permit within the Residential Rural (RR-1) zone the following and similar types of uses: single detached dwellings, duplex and semi detached dwellings, converted dwellings up to two units tourist and guest homes, cottage and other seasonal dwellings, post offices, community centres, schools, churches, cemeteries and other similar institutional uses, agricultural uses including barns and stables, forestry uses, recreational uses such as parks and playgrounds, golf courses and associated buildings and uses, beaches and associated uses, ~~campgrounds and associated uses~~, and mobile homes with a specific restriction.

This is to certify that the by-law, of which this is a true copy, was duly passed at a duly called meeting of Municipal Council of the Municipality of the County of Inverness held on the ____ day of _____ 2020

Given under the hand of the CAO and under the corporate seal of the said Municipality this _____ day of _____ 2020

Mr. Keith MacDonald,
Chief Administrative Officer

A BY-LAW TO AMEND THE LAND USE BY-LAW
FOR THE CHÉTICAMP PLAN AREA OF THE MUNICIPALITY OF THE COUNTY OF INVERNESS

The *Land Use By-law* is hereby amended by:

- 1) Removing, immediately the following strikethrough text below within Part 15: Residential Rural (RR-1) Zone, RR-1 Uses Permitted, Subsection 1:

1. No development permit shall be issued in a Residential Rural (RR-1) zone except for one or more of the following uses:

- Single detached dwelling
- Duplex and Semi-detached dwellings
- Converted dwelling up to two units
- Mobile homes subject to setback requirements
- Cottages and other seasonal dwellings
- Tourist and guest homes
- Agricultural uses including barns and stables
- Forestry uses
- Post offices
- Community centres
- School, churches, cemeteries and other similar institutional uses
- Recreational uses such as parks and playgrounds, golf courses, beaches and associated buildings and uses
- ~~Campgrounds and associated uses~~
- Existing Mobile Homes which are located within the 300 foot setback requirement from the Cabot Trail

This is to certify that the by-law, of which this is a true copy, was duly passed at a duly called meeting of Municipal Council of the Municipality of the County of Inverness held on the ____ day of _____ 2020

Given under the hand of the CAO and under the corporate seal of the said Municipality this _____ day of _____ 2020

Mr. Keith MacDonald,
Chief Administrative Officer