



Eastern District Planning Commission
606 Reeves St., Port Hawkesbury
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Land Use By-law Policies Regulating Recreational Vehicles (RVs) / Travel Trailers Frequently Asked Questions

Why can't I get a Nova Scotia Power hookup to my Recreational Vehicle (RV)? / Why can't I get a power hookup to my Recreational Vehicle (RV)?

In order to get a power hook up from Nova Scotia Power, a Building Permit must be submitted in accordance with Nova Scotia Power's requirements.

Recreational Vehicles (RVs) are vehicles that are licensed and registered by (in Nova Scotia) the provincial regulating body: the Nova Scotia Department of Motor Vehicles. As a vehicle, Recreational Vehicles (RVs) are not addressed or regulated under the National or Provincial Building Code which means a Building Permit cannot be issued.

Why can't I get a Municipal Servicing (Municipal Water and/or Municipal Sewer) hookup to my Recreational Vehicle (RV)?

New Municipal Servicing (Municipal Water and/or Municipal Sewer) hookups are typically reserved for buildings that have received a Building Permit. Municipal Servicing is paid for by tax dollars based on property valuation. Recreational Vehicles (RVs) do not increase property valuation as property valuation calculation for residential uses is typically based on Building Permits (which cannot be issued for Recreational Vehicles (RVs); see reasoning for this below) and therefore do not pay for their usage of Municipal Services.

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Am I allowed to have/park my own Recreational Vehicle (RV) on my own land/property?

The Municipality of the County of Inverness does not regulate the parking of licensed and registered personal vehicles but after so many are gathered on a property, the use changes from what would be considered the parking of personal vehicles to a "campground". As of

now, up to three (3) Recreational Vehicles (RVs) are permitted to be parked semi-permanently or permanently on a residential property for personal use.

Am I allowed to have/park my own RV and have some friends park/visit with their own Recreational Vehicles (RVs on my own land/property)?

The Municipality of the County of Inverness does not regulate the parking of licensed and registered personal vehicles but after so many are gathered on a property, the use changes from what would be considered the parking of personal vehicles to a “campground”. As of now, up to three (3) Recreational Vehicles (RVs) are permitted to be parked semi-permanently or permanently on a residential property for personal use.

I want to build a house, can I live on my property in a Recreational Vehicle (RV) during the construction of my house?

All Land Use By-laws permit the habitation and placement of temporary structures that are “incidental” to construction. However, we would require that you apply for the Building Permit for your house as well as apply for a Development Permit to permit your temporary habitation of the Recreational Vehicle (RV). At the end of the construction of your home/residence, you would be required to disconnect the Recreational Vehicle (RV) from any servicing hookups such as municipal servicing or power.

What are the specific Land Use By-law regulations that are in place that prevent me from living in my Recreational Vehicle (RV) full time and can they get changed?

Under the General Provisions of Land Use By-laws is a provision addressing the human habitation of vehicles. It almost word for word states:

“No truck, bus or coach body, or structure of any kind, other than a mobile home or dwelling unit erected and used in accordance with this and all other By-laws of the Municipality, shall be used for human habitation within the Plan Area, whether or not the same is mounted on wheels.”

Additionally, all Land Use By-laws (regardless of the Plan Area your property is located in) further clarify and specify that Recreational Vehicles (RVs) / Travel Trailers are not considered a “dwelling”. As Recreational Vehicles (RVs) are not addressed or regulated under the National or Provincial Building Code (which means a Building Permit cannot legally be issued), there are currently no plans of changing Land Use By-law policy to consider a Recreational Vehicle (RV) a residential “dwelling”.

I want to have a Recreational Vehicle (RV) Park, where can I do that?

Recreational Vehicle (RV) Parks fall under a subcategory of “campground” and would be regulated as a “campground” use. Campgrounds are only permitted in certain Plan Areas and in certain zones. Often, a Planning Process (such as a Development Agreement, Site Plan, Rezoning or some combination thereof) is required. Please contact the Eastern District Planning Commission in order to find out the specific regulations for your property.

Campground Policies: Definition, Permitted Zones, Number of Recreational Vehicles (RVs)	
Plan Inverness	Campground means a plot of ground upon which four or more campsites are located, established, or maintained for occupancy by camping units as temporary living quarters for recreation, education, or vacation purposes. Camping Unit means any tent, trailer, cabin, lean-to, recreation vehicle or similar structure established or maintained and operated as temporary living quarters for recreation, education, or vacation purposes. Permitted in: 1. Commercial Recreation (CR) Zone – Site Plan Approval on lots 9,000 m² or more
Chéticamp Secondary Plan Area	Campground – No Definition Permitted in: 1. Rural Residential (RR-1) Zone 2. Mixed Use (MU) Zone
Inverness Secondary Plan Area	“Campground”: an area of land for the temporary accommodation of travel trailers, motorized homes, tents and trailers used for travel, recreational and vacation purposes but does not include a mobile home park. Permitted in: 1. Commercial Tourism (C-3) Zone

Port Hastings Secondary Plan Area	Campground – No Definition Permitted in: No Zones
Port Hood Secondary Plan Area	Campground – No Definition Permitted in: 1. Residential Urban (R-1) Zone by Development Agreement* 2. Residential Rural (R-2) Zone by Development Agreement* *must front on Highway 19 & be outside the Commercial Designation
Whycocomagh Secondary Plan Area	Campground – No Definition Permitted in: No Zones