

Fact Sheet 5

Recreation and Tourism

Recreational pursuits are not only important in the daily lives of residents and community members, but they are increasingly becoming an integral part of the local economy in the municipality. Places like movie theatres, bowling alleys, and bingo halls are well-loved spaces in the communities, while golf courses, outdoor adventure businesses, and other outdoor commercial recreational assets cater to local use and use from visitors from across Nova Scotia and beyond.



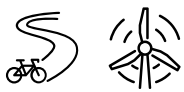
What We Heard



Across engagement methods, there was a strong desire to see the community character remain intact, and to avoid overly restrictive regulations whenever possible, especially where it may hinder economic development opportunities.



We also heard a lot about the importance of public shoreline access and availability of open space and recreation opportunities.



There was tension between renewable energy development projects, like wind farms, with the need to preserve view planes and community character for tourism. Many residents were concerned about how wind farm development on the Creignish Mountains along route 19 would impact tourism along the Ceilidh Trail.



Other important issues raised include preserving public access to the coast, protecting sensitive ecosystems from development, and unregulated campgrounds and RV parks



Images on this fact sheet have been sourced from www.tourismns.ca

For more information or to share your feedback on the draft documents, please visit www.planinverness.ca or email the project team at hello@planinverness.ca



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Image source: tourismns.ca

What is Being Proposed

The proposed planning documents introduce the **Commercial Recreation Zone** to enable and facilitate the growth of indoor and outdoor recreation in the municipality. This includes accommodations, adventure parks, golf courses, bowling alleys and other recreational facilities.

RV Parks and Campgrounds

There has been major growth in the region when it comes to RV Parks and Campgrounds, and while these uses have many potential benefits to a community, they can also have negative impacts on neighbours. With this in mind, RV Parks and Campgrounds are permitted within the Commercial Recreation Zone by Site Plan Approval. This process provides additional oversight and requires the development to meet certain evaluation criteria that limit the impact on surrounding properties.

*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.*

Tourism Accommodations

The approach taken in the draft planning documents enables tourist accommodations in ways that balance the importance of such accommodations within the wider housing spectrum.

- ▶ Tourist accommodations can be permitted as a home-based business on residential properties where the business owner has their primary residence. Up to five sleeping units are permitted on a lot as a home-based business in most residential zones, with more considered via the development agreement process.
- ▶ Standalone tourist accommodations, where the property is not the businesses owner's primary residence, are permitted in zones that are focused on commercial uses.

Existing commercial tourist accommodations that do not align with the proposed zoning but are legally operating prior to the adoption of these planning documents would be permitted by the *Municipal Government Act* to continue as a "non-conforming use".

Please note that any tourist accommodation, whether existing or new, is required to be registered with the Province under the *Tourism Accommodation Registration Act*.