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Harbour East Community Council  
November 4, 2010

TO: Chair and Members of Harbour East Community Council

SUBMITTED BY: \_\_\_\_\_  
Paul Dunphy, Director of Community Development

DATE: October 25, 2010

SUBJECT: Recreational Vehicles in Residential Zones

**ORIGIN**

On September 16, 2010 Harbour East Community Council (HECC) passed the following motion:

*“Moved by Councillor Karsten, seconded by Councillor Barkhouse that Harbour East Community Council request a staff report on the land use issue surrounding the continuation or elimination of RV’s, trailers and boats to be allowed to permanently be parked on private residential lots.”*

**RECOMMENDATION**

**It is recommended that Harbour East Community Council not initiate changes to eliminate RV’s, trailers and boats from being parked on private residential lots.**

## BACKGROUND/DISCUSSION

Although not specifically defined in the Dartmouth Land Use By-law (LUB), travel trailers, RVs and boats which are not used for commercial purposes are considered private recreational vehicles. These types of vehicles are often used intermittently throughout the year usually based on either/or seasonal or weather considerations. As a result, many residents park their recreational vehicles at home during periods when the vehicle is not in use.

Travel trailers, RVs and boats may be parked in residential areas in Dartmouth, however Section 27. (1) clearly restricts the use of any such vehicle for the purposes of conducting business or as a dwelling or for sleeping:

27. (1) *No travel trailer or recreational vehicle shall be used for business purposes or living or sleeping purposes anywhere in the City of Dartmouth.*
- (2) *Notwithstanding subsection (1), travel trailers and recreational vehicles may be used in a licensed camping establishment.*

Section 235 (4) (i) of the *HRM Charter* enables HRM to require and regulate the establishment and location of off-street parking and loading facilities. In 2008, Harbour East Community Council looked to the issue of addressing off-street parking within the front yard. Due to the complexity of the issue, the lack of complaints received by staff, and resources required to implement the amendment, staff recommended and HECC agreed not to initiate the amendment process at that time.

Section 235 (5) (e) of the Charter enables HRM to regulate or prohibit the outdoor storage of vehicles and other items provided that the Municipal Planning Strategy (MPS) provides for such regulation. Due to the temporary nature of travel trailers, RVs and boats on residential properties, the lack of complaints received, the unknown number of Dartmouth residents that own these vehicles and park on residential lots, and that enforcement of additional regulations for recreational vehicles would be onerous and resource intensive, staff recommend that HECC not initiate a change to the land use by-law provisions for such vehicles.

## BUDGET IMPLICATIONS

There are no budget implications.

## FINANCIAL MANAGEMENT POLICIES / BUSINESS PLAN

This report complies with the Municipality's Multi-Year Financial Strategy, the approved Operating, Project and Reserve budgets, policies and procedures regarding withdrawals from the utilization of Project and Operating reserves, as well as any relevant legislation.

**COMMUNITY ENGAGEMENT**

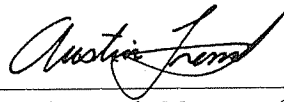
No community engagement is required since this report responds to Council's request for information and staff has not been directed to open a case or consider amendments to any planning document. If Council directs staff to open a planning case, consultation will be conducted in accordance with the Community Engagement Strategy and *Halifax Regional Municipality Charter*.

**ATTACHMENTS**

None.

A copy of this report can be obtained online at <http://www.halifax.ca/commcoun/cc.html> then choose the appropriate Community Council and meeting date, or by contacting the Office of the Municipal Clerk at 490-4210, or Fax 490-4208.

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